



14 Rochester Avenue

Rochester, ME1 2DW

GREENLEAF ESTATE AGENTS are delighted to introduce this immaculately presented mid-terrace Victorian house to the market, in a sought-after residential location in ME1 Rochester, available with NO ONWARD CHAIN! Located towards the prestigious Maidstone Road end of the Avenue just a short walk to the historic High Street and station with fast trains to London, this completely refurbished family home is simply ready to move into and enjoy. Boasting three double bedrooms and a bonus loft room/office area, a "Jack and Jill" en suite to bedrooms one and two, a very impressive open-plan kitchen/diner and separate lounge, and a useful conservatory/utility area leading out to the south-facing low-maintenance garden, this impressive property further benefits from a basement area with potential, a stylish downstairs bathroom/WC, and offers modern light and spacious living within a stylish Victorian bay-fronted house. Interest is sure to be strong in this chain-free "ready-to-move-into" property, we therefore recommend viewing at your earliest convenience to avoid disappointment.

The layout briefly comprises of: Entrance porch into the lounge, stairs up to first floor, dining room open-plan to the impressive kitchen and through to the downstairs shower-room; The dining room gives access down to the useful basement area, and also to the conservatory/utility area with double doors out to the south-facing garden. The first floor landing gives access to three separate bedrooms, one of which benefits from stairway access up to a spacious bonus loft-room/office area.

Located within a walk of highly regarded schools for all age groups and the historic High Street with its range of restaurants, cafes, bars, boutiques, famous cathedral and castle, the nearby station provides a 40 minute fast-train service into London St Pancras. All A2/M2/M20 road links are a short drive away, as are further leisure and shopping amenities.

Price Guide £365,000

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- IMPRESSIVE VICTORIAN HOUSE IN CENTRAL ROCHESTER OVER THREE FLOORS
- STYLISH MODERN OPEN-PLAN KITCHEN/DINER
- WALK TO STATION WITH FAST TRAINS TO LONDON
- EPC GRADE C / COUNCIL TAX BAND B / FREEHOLD

- THREE BEDROOMS AND BONUS LOFT ROOM
- SHOWER ROOM AND EN-SUITE / CONSERVATORY-UTILITY ROOM
- CLOSE TO HIGHLY REGARDED SCHOOLS AND ALL A2/M2/M20 ROAD LINKS

- BASEMENT WITH POTENTIAL
- BEAUTIFULLY PRESENTED THROUGHOUT WITH NO ONWARD CHAIN!
- CLOSE TO HISTORIC HIGH STREET, CAFES, BARS AND BOUTIQUES

Entrance Porch

5'10" x 3'5" (1.8m x 1.05)

Good size entrance porch with useful double doors to front, tiled flooring, window to side, downlighters, door into lounge from here.

Lounge

13'3" x 12'5" (4.05m x 3.8m)

Spacious room with high ceilings, bay window to front with fitted blinds, attractive radiator cover, neutral grey laminate wood-effect flooring with white walls, door to stairs up to first floor from here.

Inner Landing

2'7" x 2'3" (0.8m x 0.7m)

Compact space giving access to stairs up to first floor, and doorway through to kitchen/diner.

Open-Plan Kitchen/ Diner

19'10" x 13'5" (6.05m x 4.10m)

Very impressive kitchen/diner with good range of contrasting white and grey gloss kitchen cupboards to wall and floor, grey vinyl worktops with neutral splashback tiles, built-in oven and hob, space for dishwasher and fridge-freezer, door to rear into shower room. With spacious area for large table and chairs and furniture, doorway into conservatory/utility area from here.

Downstairs Shower Room

7'10" x 5'8" (2.4m x 1.75m)

Lovely room with large rainfall shower and inset shelving, basin/vanity, WC, window to rear, downlighters, grey Karndean LVT flooring and stylish grey wall tiles with feature tiles to shower area. The boiler is located here with a storage cupboard underneath.

Conservatory/Utility Area

14'5" x 4'9" (4.4m x 1.45m)

Very useful space to side of kitchen with tiled

flooring, attractive grey laminate wall panels, power and light, plumbing for washing machine, double doors out to the garden from here.

Basement

13'1" x 12'1" (4.0m x 3.7)

Good size basement area with neutral carpet and painted walls, power and light, window to front with fitted blinds, potential for use as and office perhaps, subject to the new owners wishes.

Landing

14'1" x 2'9" (4.3m x 0.85m)

Spacious landing with laminate flooring and neutral decor giving access to bedrooms one, two and three.

Bedroom One

13'1" x 10'0" (4.0m x 3.05m)

Double bedroom with two windows to front with fitted curtains, light and spacious, grey laminate flooring and white walls continued, wooden staircase leads up to the bonus loft room from here. A doorway to the rear of this room gives access to the "Jack and Jill" en-suite.

Bedroom Two

10'5" x 10'0" (3.2m x 3.05m)

Further double bedroom, window to rear with fitted curtains, access to the Jack and Jill en-suite.

En Suite Jack and Jill Shower Room

7'4" x 2'3" (2.25m x 0.7m)

Great use of space here, with a white suite consisting of WC, shower and basin, neutral wall tiles with stylish feature wall and downlighters. A great addition to this property.

Bedroom Three

8'8" x 8'0" (2.65m x 2.45m)

Further double bedroom with window and fitted curtains to rear of room.

Garden

South facing low-maintenance rear garden with artificial lawn, lovely established shrubs providing privacy, extendable canopy for extra shade during summer months. A brick wall to the rear provides extra security, with gated rear access out to Longley Road and parking potential.

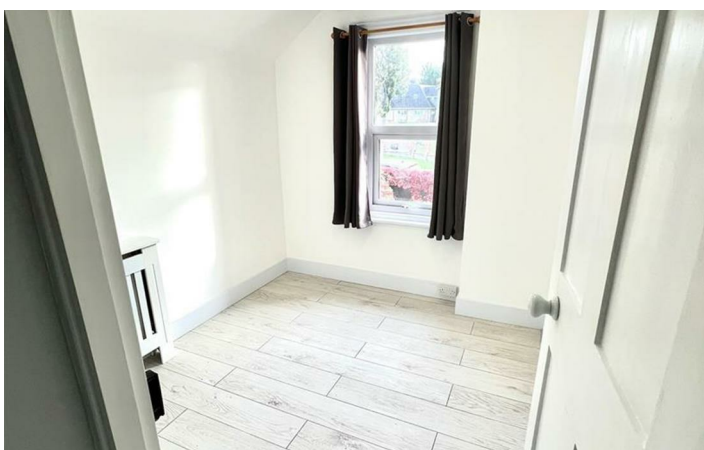
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Agents Note

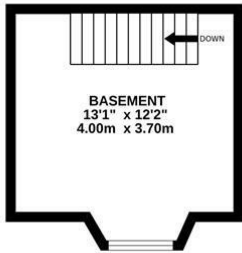
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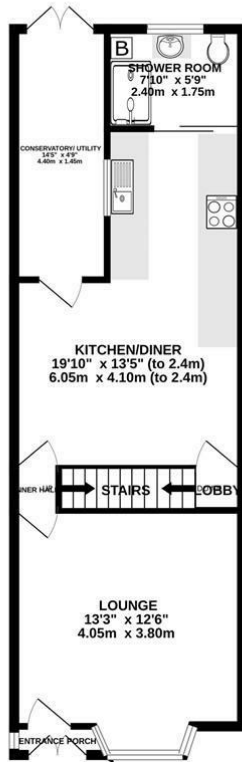




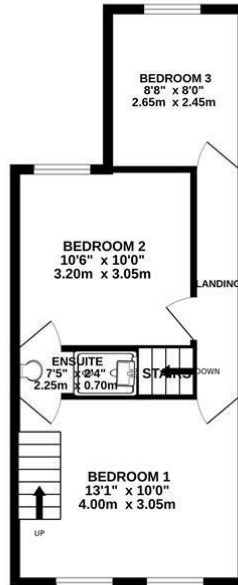
BASEMENT
170 sq.ft. (15.8 sq.m.) approx.



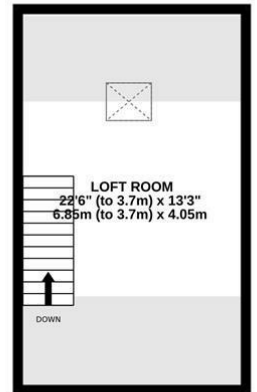
GROUND FLOOR
558 sq.ft. (51.8 sq.m.) approx.



1ST FLOOR
394 sq.ft. (36.6 sq.m.) approx.

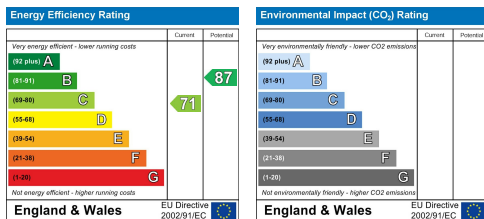


LOFT ROOM
295 sq.ft. (27.4 sq.m.) approx.



TOTAL FLOOR AREA : 1417 sq.ft. (131.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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