



146 Borstal Road

Rochester, ME1 3BB

GREENLEAF Property Services are delighted to present this characterful and well presented period semi-detached house to the market, set over four spacious floors, and located on one of Rochester's most sought-after roads. This imposing and substantial bay-fronted family home retains many original features throughout, and boasts five double bedrooms, and ample off road parking. Further benefits include a good size decked patio area to the rear along with an established rear garden, separate lounge and dining room, useful utility space, shower-room/ W/C and upstairs bathroom. Whilst the property has been well cared for by the previous owners and is ready to move into and enjoy, the opportunity is there to update and modernise to your own specification, with potential to further extend also, subject to usual permissions and new owners wishes.

The layout briefly comprises of: Ground floor comprising of entrance hall, lounge, and separate dining room; The the lower ground floor gives access to a fitted kitchen/breakfast room, utility room with storage area, bedroom and cloakroom W/C; To the first floor there are two double bedrooms, a family bathroom/shower room and separate W/C, whilst to the 3rd floor there are two further good size double bedrooms, along with a shower room W/C.

This beautiful family home is located a short walk to highly regarded schools for all age groups including the renowned Kings and St Andrews private schools, the station with 35 minute fast trains to London St Pancras, and the historic High Street offering a wealth of cafes, bars, restaurants and boutiques, the famous cathedral, Norman castle and beautiful river walks. All A2/M2/M20 road links to London and coast are a short drive away. Properties of this calibre, potential and location are rarely available, we recommend viewing at your earliest convenience to avoid disappointment. EPC Grade awaited. Council tax Band E.

Offers In The Region Of £775,000

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- NO CHAIN
- FIVE DOUBLE BEDROOMS
- BATHROOM & TWO FURTHER SHOWER ROOMS
- EPC AWAITED/COUNCIL TAX BAND E
- SOUGHT-AFTER LOCATION
- TWO RECEPTION ROOMS
- OFF ROAD PARKING

- STUNNING RIVER VIEWS
- KITCHEN/DINING ROOM
- GOOD SIZE REAR GARDEN

Entrance Hall

22'11" x 5'8" (7 x 1.73)

Dining Room

13'2" x 12'9" (4.03 x 3.90)

Lounge

16'0" x 12'9" (4.88 x 3.9)

Lower Ground Floor

Bedroom

16'6" x 13'11" (5.04 x 4.26)

Kitchen/Breakfast Room

16'2" x 13'7" (4.93 x 4.15)

Utility Room

6'11" x 6'11" (2.13 x 2.12)

Ground floor W/C

5'6" x 2'7" (1.68 x 0.8)

First Floor Landing

Bedroom

14'2" x 11'10" (4.33 x 3.61)

Bedroom

13'10" x 12'10" (4.22 x 3.92)

Bathroom

10'6" x 6'10" (3.21 x 2.1)

Separate W/C

5'6" x 4'7" (1.68 x 1.42)

Bedroom

13'10" x 11'6" (4.23 x 3.53)

Bedroom

4.32 x 3.51

Shower Room W/C

6'7" x 5'8" (2.03 x 1.73)

Rear Garden

A good size, mature rear garden.

Off Road Parking

To side.

Agents Note

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of

representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only. If you require clarification or further information on any points, please contact us. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

Agents Note

Greenleaf work closely with qualified, trusted and competitive mortgage consultants and local solicitors, enabling clients the time-saving opportunity of keeping all aspects of buying and selling a property under one roof. For this service we receive a fee of between one and two hundred pounds per referral.

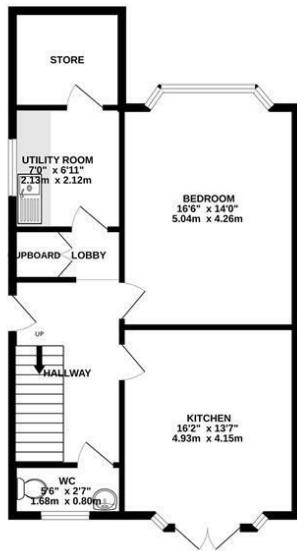


Directions

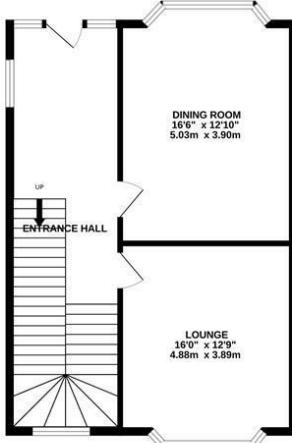
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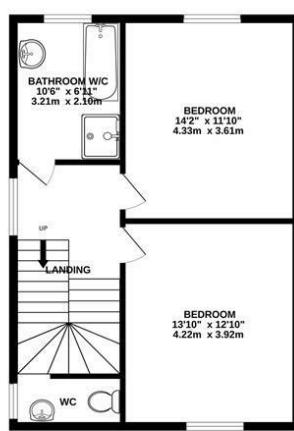
LOWER GROUND FLOOR
617 sq.ft. (57.3 sq.m.) approx.



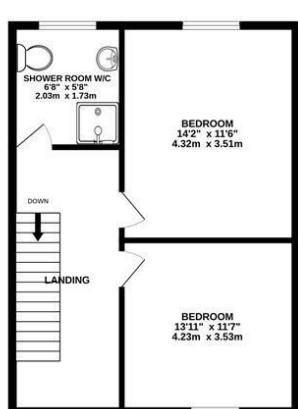
GROUND FLOOR
567 sq.ft. (52.6 sq.m.) approx.



1ST FLOOR
550 sq.ft. (51.1 sq.m.) approx.



2ND FLOOR
521 sq.ft. (48.4 sq.m.) approx.



TOTAL FLOOR AREA : 2255 sq.ft. (209.5 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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Energy Efficiency Rating	
	Current Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
	Current Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.