

Rochester Road, Gravesend  
*Guide Price £400,000*



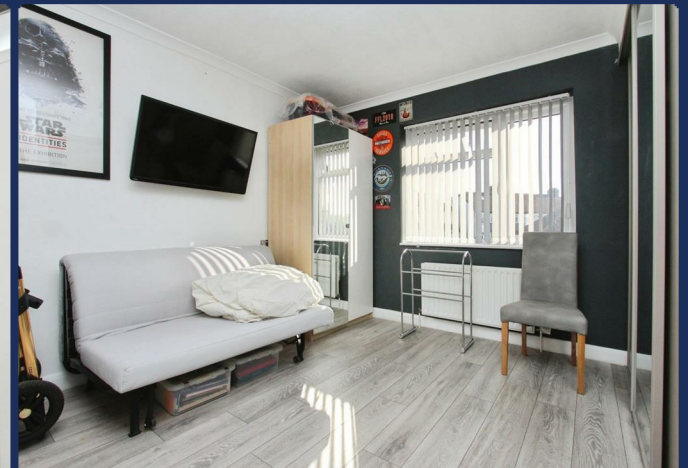
## *Key Features*

- Three Bedroom Mid-Terraced House
- Elegant bay-fronted lounge with natural light and flexible layout
- Stylish open-plan dining room with breakfast bar and garden access
- High-end kitchen set in a modern single-storey rear extension
- South-west facing garden with shaded patio – ideal for entertaining
- Large rear garage with electric roller door – fits two cars
- Excellent location close to schools, shops, and Gravesend Station (approx. 0.8 miles)
- Turnkey condition throughout
- EPC Grade C (71)
- Council Tax Band C

## *Property Summary*

>>> Guide Price £400,000 - £425,000 <<<

This beautifully appointed five-bedroom mid-terrace home is the perfect blend of luxury, space, and practicality—making it a superb choice for growing families. Unassuming from the outside, the property has been renovated to an exceptional standard throughout, with no expense spared.





## Ground Floor

### Lounge

13'3 x 12'11

### Kitchen / Diner

17'6 x 17'3

L Shape Room - Dining room (17'3 x 11'7)

## First Floor

### Bedroom One

13'3 x 10'10

### Bedroom Two

11'7 x 11'5

### Bedroom Three

7'8 x 6'4

### Bathroom

5'5 x 5'8

## Second Floor

### Bedroom Four

9'2 x 15'10



### Bedroom Five

9'8 x 14'7

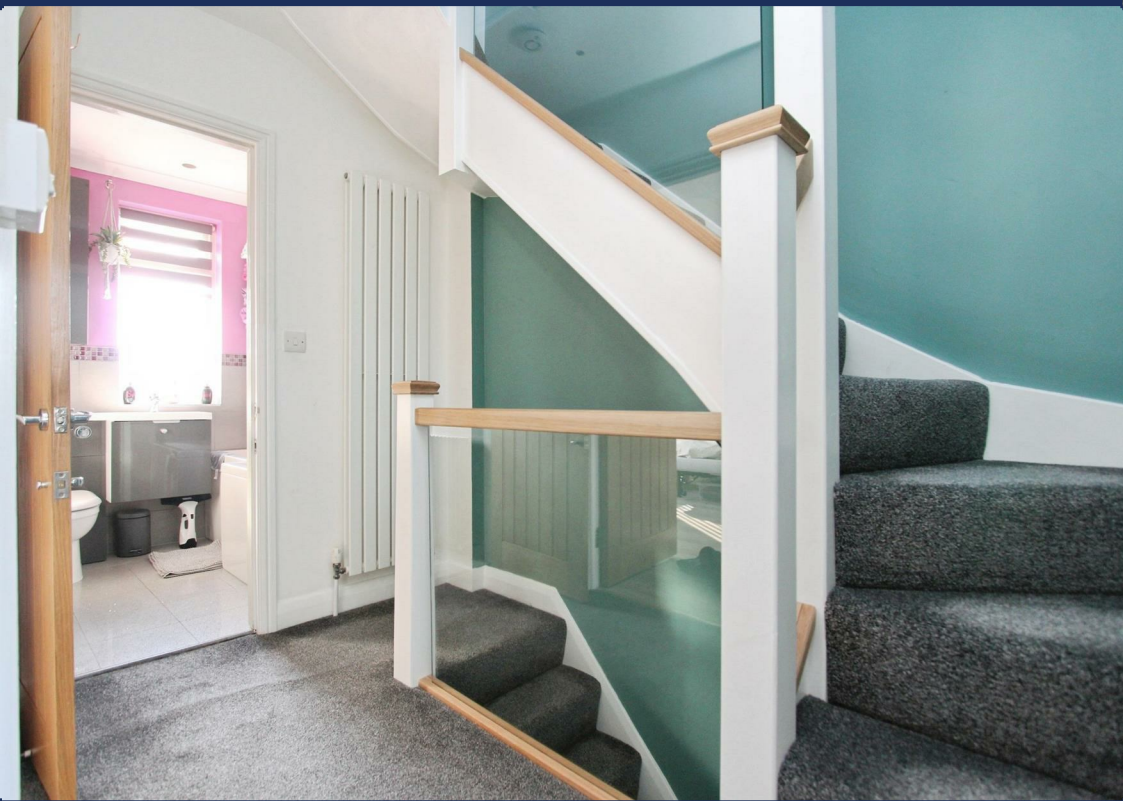
### Property overview

Step into the spacious hallway and you're welcomed into a thoughtfully laid-out ground floor. The bay-fronted lounge is filled with natural light and offers a flexible living space, while double doors lead seamlessly to the dining room, complete with a breakfast bar and ample room for entertaining. From here, the home flows into a single-storey rear extension, housing a stunning, high-specification kitchen with quality finishes and modern appliances.

On the first floor, you'll find two generous double bedrooms, a well-sized single bedroom currently used as a home office, and a stylish family bathroom fitted with a modern three-piece suite. The second floor features two additional large double bedrooms, both offering excellent proportions and storage potential.

To the rear, the south-west facing garden is a private haven, featuring a patio area with shading—ideal for relaxing or hosting guests. At the far end of the garden is a double garage with electric roller door, providing secure parking for two vehicles and valuable additional storage.

Ideally located close to well-regarded schools, local shops, and transport links, this is a turnkey family home that combines refined presentation with everyday functionality.







## About The Area

Rochester Road is ideally positioned in one of Gravesend's most convenient and well-established residential areas. With its strong sense of community and excellent connectivity, this location is perfect for families and professionals alike.

The property is within walking distance of Gravesend town centre, offering a wide array of shopping options, restaurants, cafés, and essential services. The popular St. George's Shopping Centre and high street stores are easily accessible, providing both everyday convenience and leisure opportunities.

For commuters, Gravesend Station is approximately 0.8 miles away and offers high-speed rail links to London St Pancras in under 25 minutes, making it ideal for daily travel into the capital. Road links are also excellent, with easy access to the A2/M2 and M25, offering seamless routes across Kent and beyond.

Families are well served by a selection of local schools including Mayfield Grammar School, Northfleet School for Girls, and St John's Catholic Comprehensive, all within a short drive. Nurseries and primary schools are also plentiful in the surrounding area, contributing to a supportive and education-focused community.

For recreation, residents can enjoy nearby Windmill Hill with panoramic views over the Thames, or take a stroll to the scenic Riverside Leisure Area. The area also benefits from several parks, sports clubs, and historic attractions, all adding to its character and quality of life.

Overall, Rochester Road offers a well-rounded lifestyle with access to everything a growing household could need—from top transport links to excellent schools and community amenities—all within easy reach.

## About LambornHill

Our agency has grown steadily over the years, built on a foundation of recommendations, reputation, and respect.

Since 2009, we have been helping buyers, sellers, landlords, and tenants navigate the property market in Sittingbourne and the wider Swale area. Our experienced team is dedicated to providing expert advice, tailored solutions, and a seamless property journey. With a strong local reputation built on trust and results, we are here to make your next move a success. Contact us today and experience the LambornHill difference.

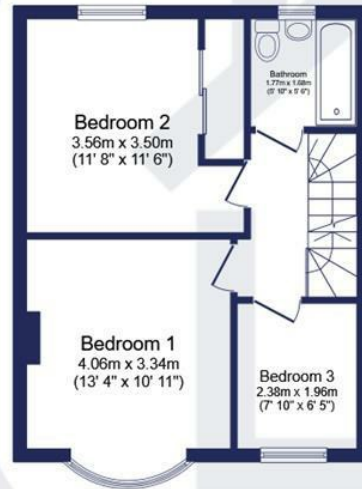
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### Ground Floor

Floor area 44.4 sq.m. (478 sq.ft.)



### First Floor

Floor area 38.7 sq.m. (417 sq.ft.)



### Second Floor

Floor area 32.1 sq.m. (345 sq.ft.)

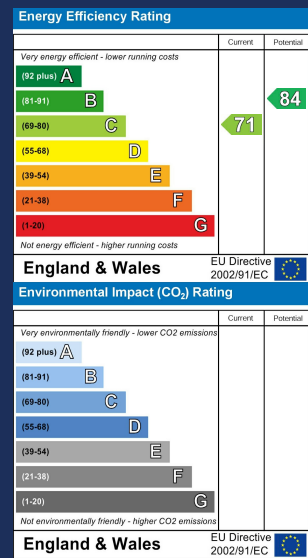


### Garage

Floor area 30.4 sq.m. (327 sq.ft.)

Total floor area: 145.6 sq.m. (1,567 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)



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