



19 Warden Road

Rochester, ME1 2JL

GREENLEAF PROPERTY SERVICES are delighted to introduce this substantially extended double-aspect semi-detached house to the market, in a sought-after residential location a short walk from the Rochester Grammar Schools. The property boasts a double-storey extension to the rear with a further ground-floor extension, a recently new impressive conservatory/dining room and new front door, a utility room, two bathrooms, and four double bedrooms. Further benefits include established front and rear gardens, off road parking with potential to create more, double glazing and a recently new boiler. Whilst this spacious and versatile family home has been well cared for by the current owners for many years and is ready to move into and enjoy, the opportunity is also there however, to update and modernise to your own specification. We recommend viewing at your earliest convenience to avoid disappointment.

The layout briefly comprises of: Compact entrance hall with stairs up to first floor, into lounge, open-plan to conservatory/dining room out to garden, kitchen/breakfast room, through to utility room/dining room, and inner hallway through to bedroom four and WC/bathroom; The upstairs landing gives access to three further double bedrooms, the family bathroom, and the loft.

Peacefully located in a quiet residential area, a short walk from Maidstone Road Rochester, and all major A2/M2/M20 road links and bus stops, local amenities and highly regarded schools including the Rochester Grammar Schools are all a short distance away. The historic High Street with its range of boutiques, restaurants, bars, famous cathedral, Norman castle, and station with 35 minute fast trains to London is within a 20 minute walk. Call now to book your viewing!

Price Guide £375,000

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- DOUBLE-ASPECT SEMI-DETACHED HOUSE
- OFF ROAD PARKING / ESTABLISHED FRONT AND REAR GARDENS
- WALK TO HIGHLY REGARDED SCHOOLS AND ALL LOCAL AMENITIES
- EPC C / COUNCIL TAX BAND C / FREEHOLD
- FOUR DOUBLE BEDROOMS / TWO BATHROOMS
- UTILITY / FORMAL DINING ROOM
- CLOSE TO A2/M2/M20 ROAD LINKS AND HISTORIC HIGH STREET
- STUNNING RECENTLY NEW CONSERVATORY/DINING ROOM
- DOUBLE STOREY EXTENSION TO REAR WITH FURTHER GROUND-FLOOR EXTENSION
- CLOSE TO STATION WITH 35 MINUTE FAST TRAINS TO LONDON

Hallway

Compact panelled hallway with laminate flooring, downlighter and cupboard housing electric meter, giving access to stairs up to first floor, and doorway into lounge.

Lounge

17'0" x 10'11" (5.2m x 3.35m)

With laminate flooring and partially panelled neutral walls with feature brick-built fireplace and surround, spacious lounge with window to front, coving, open-plan to dining room/conservatory to rear, and door to inner hallway.

Conservatory/Dining Room

15'10" x 10'5" (4.85m x 3.2m)

Stunning recently new conservatory currently used as an impressive dining room with enough space for a large table and chairs and ample furniture, with laminate flooring and stylish wall lights, patio doors out to garden to rear, open-plan from lounge, and open-plan doorway into kitchen from here also.

Inner Hallway

7'2" x 2'5" (2.2m x 0.75m)

With laminate flooring continued, neutral decor and downlighters, inner hallway giving access to bedroom four and shower room, and under-stairs storage cupboard.

Bedroom Four

11'1" x 10'0" (3.4m x 3.05m)

Double bedroom currently used as an office, with neutral carpet and decor, and double-glazed window to front of house.

WC/Bathroom

6'8" x 6'2" (2.05m x 1.9m)

With white suite consisting of corner bath with shower over, WC and basin, chrome radiator, panelled walls and ceiling, vinyl flooring, window to side of property.

Kitchen/Breakfast Room

13'11" x 8'2" (4.25m x 2.5m)

Spacious kitchen/breakfast room to side of conservatory/dining room, with newly refurbished granite worktops, partially-tiled

white walls with fitted wooden cupboards to wall and floor, attractive breakfast bar area to one side.

Dining Room/Utility Room

14'5" x 9'0" (4.4m x 2.75m)

Good size room accessed to rear of kitchen, with window to rear of property, neutral decor, work-top to one side with space for washing machine and dryer, wall cupboards for further storage, space for fridge-freezer, and plenty of space for table and chairs and further furniture.

Landing

9'2" x 2'11" (2.8m x 0.9m)

With neutral carpet and decor, loft access, (partially boarded, light and ladder), access to three double bedrooms and further bathroom.

Bedroom One

17'0" x 10'11" (5.2m x 3.35)

Great size bedroom with fitted mirror wardrobes to one wall, neutral carpet and decor, downlighters, windows to front and rear of room providing lots of natural light.

Bedroom Two

14'1" 8'0" (4.3m 2.45m)

Further double bedroom with window to rear, neutral carpet and decor with feature wall.

Bedroom Three

11'1" x 8'0" (3.4m x 2.45m)

Further double bedroom with storage cupboard housing boiler, window to front of house, fan-light, and further storage cupboard.

Bathroom

8'8" x 8'2" (2.65m x 2.5m)

Good size, with white suite consisting of WC and basin, inset "bath area" giving a lovely cosy feel to this space, neutral carpet and wall tiles, window to side, plumbing for a bidet if desired.

Gardens

The property is set back from the road, with a gated walled front garden with a range of established plants and shrubs, pathway leading to the recently new front door with storm porch, and there is also side access to rear of the property with hard-standing and Perspex roof.

The established rear garden boasts a paved hard-standing area, raised flower beds, lawn area, and decking to side of the recently new large shed with power and light. With further established plants and shrubs, fully fenced, and side access to front of property.

Off Road Parking

To the front of the property there is off-road parking currently for one car, however there is also a good size gated and walled garden to the side of this space providing potential to create ample further parking for two/three cars, subject to new owners wishes.

Agents Note 1

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.

Agents Note 2

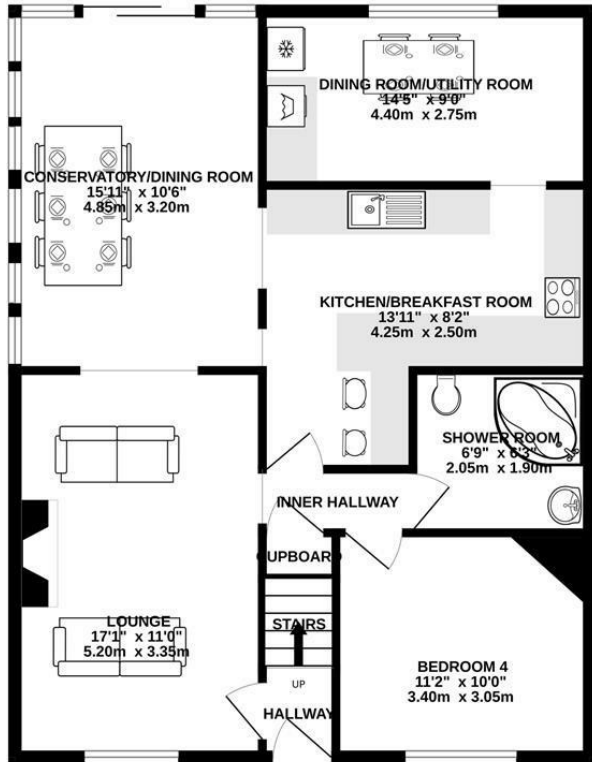
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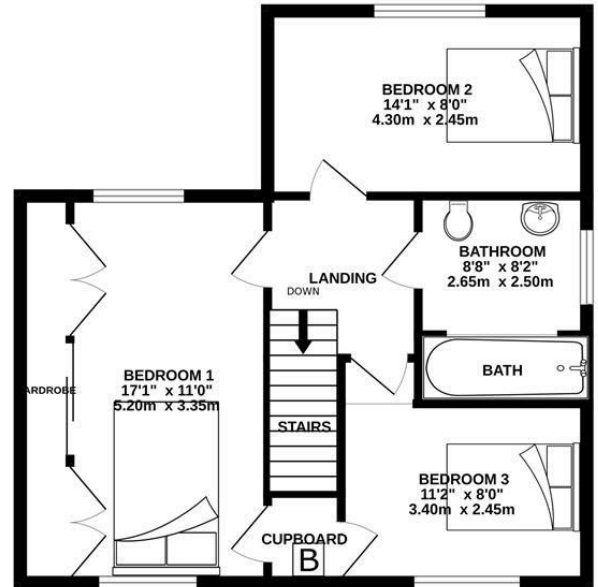




GROUND FLOOR
825 sq.ft. (76.6 sq.m.) approx.

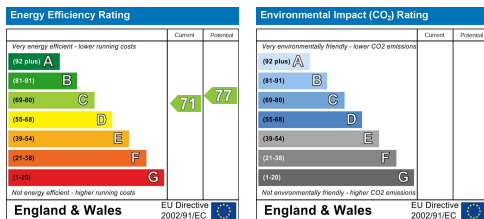


1ST FLOOR
543 sq.ft. (50.4 sq.m.) approx.



TOTAL FLOOR AREA : 1367 sq.ft. (127.0 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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