



City Way | | Rochester | ME1 2BB

Offers in excess of £450,000



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A well-presented three-bedroom end of terrace home for sale on City Way in Rochester, offering generous living space, a fully equipped garden studio ideal for working from home, and excellent potential to extend — perfect first-time buyers and growing families seeking a long-term home.

Set on one of Rochester's most popular residential roads, this attractive 1930s property provides a balance of character, practicality, and future opportunity, making it a standout choice for buyers looking to step up from a typical starter home.

The ground floor offers two well-proportioned reception rooms, including a bright bay-fronted living room and a separate dining area flowing through to a conservatory, creating an excellent space for entertaining, family living and flexible home working. The kitchen provides ample storage and workspace, with scope to modernise or extend, as many neighbouring properties have done (subject to planning).

- Popular City Way location in Rochester
- Two reception rooms plus conservatory
- Excellent potential to extend (STPP) — many homes on the road have done so
- Off-road parking via private driveway
- Easy access to Rochester High Street, A2 and M2
- Three-bedroom end of terrace home
- Fully equipped garden studio — ideal home office / working from home
- Private rear garden with easterly aspect (morning sun)
- Close to Rochester railway station with high-speed London links

Hall

This charming semi-detached property boasts a warm and inviting hallway featuring a red carpet that leads up the staircase and to the ground floor rooms.

Lounge

12'9" x 11'9" (3.89m x 3.58m)

The lounge is a comfortable sitting room with a bay window at the front that fills the room with light. It features a fireplace set in a traditional surround, neutral striped carpeting, and tasteful decoration, creating a welcoming atmosphere for family and guests.

Kitchen/Dining Room

19'0" x 11'6" (5.80m x 3.51m)

An open-plan kitchen and dining room characterised by oak-style cabinetry and dark worktops, providing ample storage and preparation space. The kitchen includes integrated appliances such as a gas hob and oven, with a sink positioned under a roof window that brightens the working area. The dining section comfortably houses a wooden table, making it ideal for family meals and entertaining. A door leads through to the conservatory, enhancing the flow and sense of space.





Conservatory

19'0" x 9'8" (5.80m x 2.95m)

The conservatory is a bright and airy extension, featuring large windows with vertical blinds and a polycarbonate roof that lets in plenty of natural light. It is furnished with a dining table and chairs as well as two sofas, creating a versatile space that works well for relaxing or entertaining while overlooking the garden.

Landing

The first-floor landing is bright and spacious with a red carpet matching the hallway and stairs. It provides access to all bedrooms and the shower room, with neutral painted walls and a simple yet inviting atmosphere.

Bedroom 1

12'9" x 11'2" (3.89m x 3.40m)

On the first floor, Bedroom 1 is a generous double room featuring a large bay window that floods the space with natural light. The room is decorated with a calm grey colour scheme and has built-in wardrobes along one wall, offering practical storage solutions while maintaining an airy feel.

Bedroom 2

12'9" x 12'1" (3.89m x 3.69m)

Bedroom 2 is another spacious double room with a large window overlooking the rear garden. It is tastefully decorated in neutral tones with soft carpeting and includes built-in wardrobes, providing excellent storage without impacting on living space.

Bedroom 3

7'10" x 6'3" (2.39m x 1.91m)

Bedroom 3 is a cosy single room located at the front of the house, decorated in soft peach tones and ideal for use as a study or guest room. It features a window providing natural light and enough space for a desk and storage units.

Shower Room

7'5" x 6'3" (2.27m x 1.91m)

The shower room is modern and well-appointed with a corner shower enclosure, a white basin set on a black countertop with storage cupboards beneath, and a close coupled WC. The room is tiled in white with a decorative border and benefits from a window bringing in natural light.

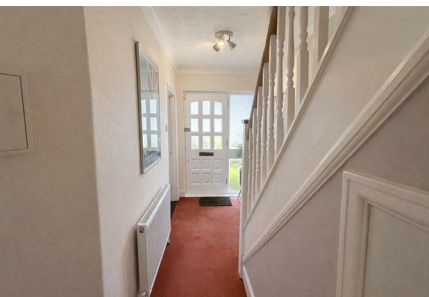
Rear Garden

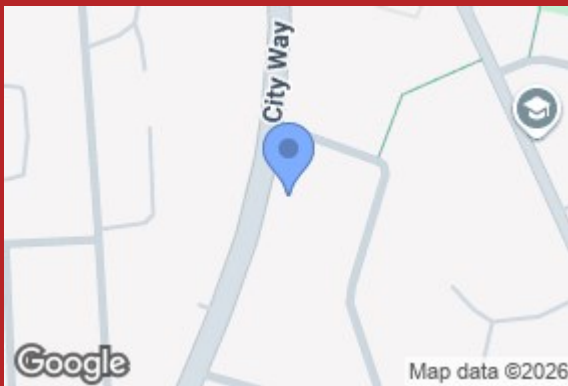
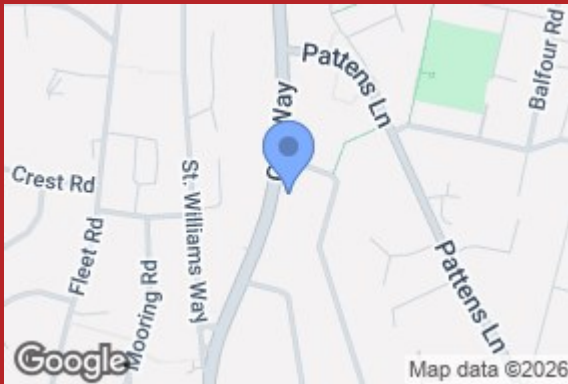
The rear garden is a well-maintained outdoor space with a central paved path flanked by lawn and well-established borders filled with shrubs and plants. At the end of the garden stands a modern, timber-clad garden room with double doors and windows, providing a versatile retreat or workspace. Adjacent to the garden is a paved patio area ideal for outdoor seating and entertaining, along with a side gravelled area accessible from the house.

Garden Room

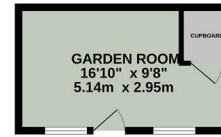
16'10" x 9'8" (5.14m x 2.95m)

A superb, fully equipped garden room positioned separately from the main house, ideal as a home office, music studio or hobby space. This contemporary timber-clad building features a modern flat roof, black framed windows and French doors opening directly onto the garden, allowing excellent natural light throughout. Internally, the space offers clean white walls, wood-effect flooring and attractive exposed ceiling beams, creating a bright yet characterful environment. With ample room for desks, seating and equipment, it provides a highly versatile and functional workspace perfectly suited to modern living.

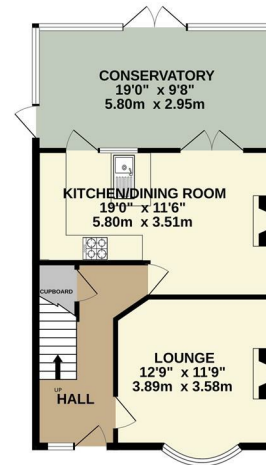
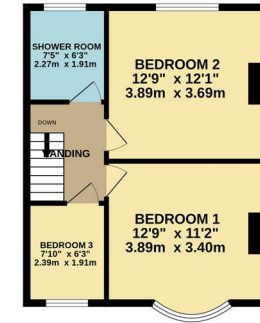




GROUND FLOOR
782 sq.ft. (72.7 sq.m.) approx.



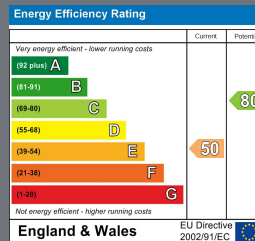
1ST FLOOR
439 sq.ft. (40.7 sq.m.) approx.



TOTAL FLOOR AREA : 1221 sq.ft. (113.4 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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