



City Way | | Rochester | ME1 2BB

Guide price £460,000



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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

- GUIDE PRICE £460,000 - £480,000
- 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
- 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

**Hall**

**Lounge**

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

**Kitchen/Dining Room**

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

**Conservatory**

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

**Landing**

**Bedroom 1**

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

**Bedroom 2**

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

**Bedroom 3**

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

**Shower Room**

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

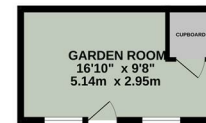
**Rear Garden**

**Garden Room**

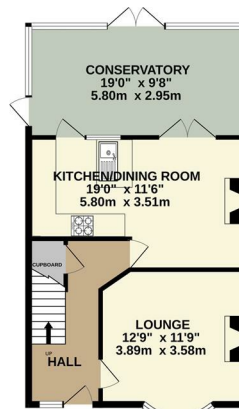
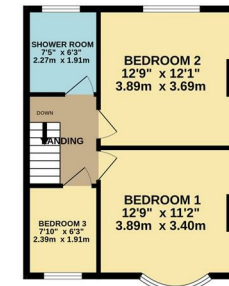
16'10" x 9'8" (5.14m x 2.95m)



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



1ST FLOOR  
438 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 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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
		50	80

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