



24a Roebuck Road

Rochester, ME1 1UE

ROEBUCK ROAD!

GREENLEAF PROPERTY SERVICES are delighted to introduce this beautifully presented link-detached house to the market, enviably located in one of Rochester's most sought-after roads, and available with NO ONGOING CHAIN! Boasting three double bedrooms, a lovely open-plan lounge with raised dining area, a garage partially converted to a useful utility, off road parking with potential for more, and a spacious conservatory/dining room, further benefits include beautifully established gardens front and rear, an upstairs bathroom and downstairs WC/cloakroom, and lapsed planning permission for a kitchen extension to the front elevation of this impressive family home. Detached properties of this calibre and location with off road parking are few and far between, we therefore recommend viewing at your earliest convenience to avoid disappointment.

The layout briefly comprises of: Entrance porch into main hallway, giving access to the kitchen through to utility room, WC/cloakroom, raised dining area through to the lounge, spacious conservatory/dining room, and stairs up to first floor; The upstairs landing gives access to three double bedrooms, bathroom and loft; The garden is accessed from the utility room and conservatory, and there is gated side access also from the front of house.

Located a short walk to highly regarded schools for all age groups including the renowned Kings and St Andrews private schools, and the station with 35 minute fast trains to London St Pancras, the historic High Street offers a wealth of cafes, bars, restaurants and boutiques, as well as the famous cathedral and Norman castle. A2/M2/M20 road links to London and coast are all close by, as are beautiful river walks.

Price Guide £575,000

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- DETACHED HOUSE IN HIGHLY SOUGHT-AFTER LOCATION
- LARGE CONSERVATORY / DINING ROOM / LAPSED PLANNING FOR KITCHEN EXTENSION
- WALK TO STATION WITH 35 MINUTE FAST TRAINS TO LONDON
- EPC GRADE D / COUNCIL TAX BAND E / FREEHOLD
- THREE DOUBLE BEDROOMS / UPSTAIRS BATHROOM / DOWNSTAIRS WC-CLOAKROOM
- INTEGRAL GARAGE AND OFF ROAD PARKING / BEAUTIFULLY ESTABLISHED GARDENS
- WALK TO HIGHLY REGARDED PRIVATE AND STATE SCHOOLS
- SPACIOUS OPEN-PLAN LOUNGE AND DINING AREA
- CLOSE TO ALL A2/M2/M20 ROAD LINKS
- WALK TO HISTORIC HIGH STREET, RESTAURANTS, CASTLE AND CATHEDRAL

Entrance Porch

5'10" x 3'5" (1.8m x 1.05m)

Useful bright and light brick-built entrance porch with large windows to front and side, attractive quarry tiles to floor, doorway into main hallway.

Hallway

10'4" x 6'0" (3.15m x 1.85m)

Spacious and welcoming hallway with stylish oak flooring and doors, tasteful neutral decor, large double airing cupboard, access to WC/cloakroom, kitchen through to utility room, dining area through to lounge and out to conservatory, and stairs with oak balustrades and banisters up to the first floor.

WC/Cloakroom

6'0" x 2'7" (1.85m x 0.8m)

With white WC and hand basin/vanity, window to side of property, oak flooring and neutral decor with attractive splashback tiles.

Kitchen

9'2" x 8'8" (2.8m x 2.65m)

With good range of cream-colour cupboards to wall and floor with chrome fixtures and fittings, laminate flooring, wood-effect worktops with large white splashback tiles, electric hob and oven, window with fitted blind to front of house, and doorway into utility. There is also lapsed planning permission for this room to be extended to the front in line with the garage.

Utility Room

9'0" x 8'6" (2.75m x 2.6m)

Essentially the "rear half of the garage" and easily reconfigured if desired, good size utility room with useful extra worktop and storage cupboards, plumbing for washing machine and dryer, boiler located here also, useful doorway to rear into the garden.

Dining Area

9'8" x 8'6" (2.95m x 2.6m)

Lovely raised dining area with serving hatch into the kitchen, with oak flooring, high ceiling with downlighters, and window to side of house. A step from here leads open-plan down to the lounge.

Lounge

20'0" x 10'7" (6.1m x 3.25m)

Good size lounge with space for feature fireplace if desired, neutral carpet and decor, high ceiling with downlighters, bi-fold doors lead out to the conservatory/dining room from here.

Conservatory/Dining Room

20'4" x 7'6" (6.2m x 2.3m)

Great size conservatory currently used as a designated dining area, dwarf wall with glass all round, oak flooring, wall lights, and patio doors out to garden from here.

Landing

10'0" x 6'2" (3.05m x 1.9m)

The attractive oak stairs lead up to the spacious landing with neutral carpet and decor, giving access three double bedrooms and family bathroom, all with oak doors and frames. There is also easy ladder access to the loft, which is head-height, has a light, and offers potential for further accommodation subject to new owners wishes and usual permissions.

Bedroom One

16'8" x 10'2" (5.1m x 3.1m)

Light and spacious double bedroom with neutral carpet and decor, coving, ceiling rose and downlighters, window to rear, ample space for large double bed and all other bedroom furniture.

Bedroom Two

13'7" x 8'2" (4.15m x 2.5m)

Another good size double bedroom, neutral carpet and decor continued, two windows to front of property, downlighters and coving.

Bedroom Three

10'0" x 9'6" (3.05m x 2.9m)

Further double bedroom with neutral carpet and white walls, window to rear of property, downlighters and coving.

Bathroom

8'6" x 5'10" (2.6m x 1.8m)

Good size attractive family bathroom with Karndean wood flooring, Jacuzzi bath with

shower over, stylish feature basin and splashback Worcester tiles, WC, vertical chrome radiator, window to front with fitted blinds, feature partial wall tiles and downlighters.

Gardens

With spacious paved patio area with plenty of space for garden furniture and BBQs, lovely lawn garden with a lovely variety of established plants, flowers and shrubs, all fully fenced and private, side access to front of house, and further door into rear of utility room.

Garage/Storage

8'10" x 8'6" (2.7m x 2.6m)

Currently half-garage and half utility, the front half of the garage retains ample space for bike and leisure storage.

Off Road Parking

With private off road parking-a real bonus in this location- and potential for more should the new owners not wish to keep the beautifully established front gardens currently in place.

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.

Agents Note

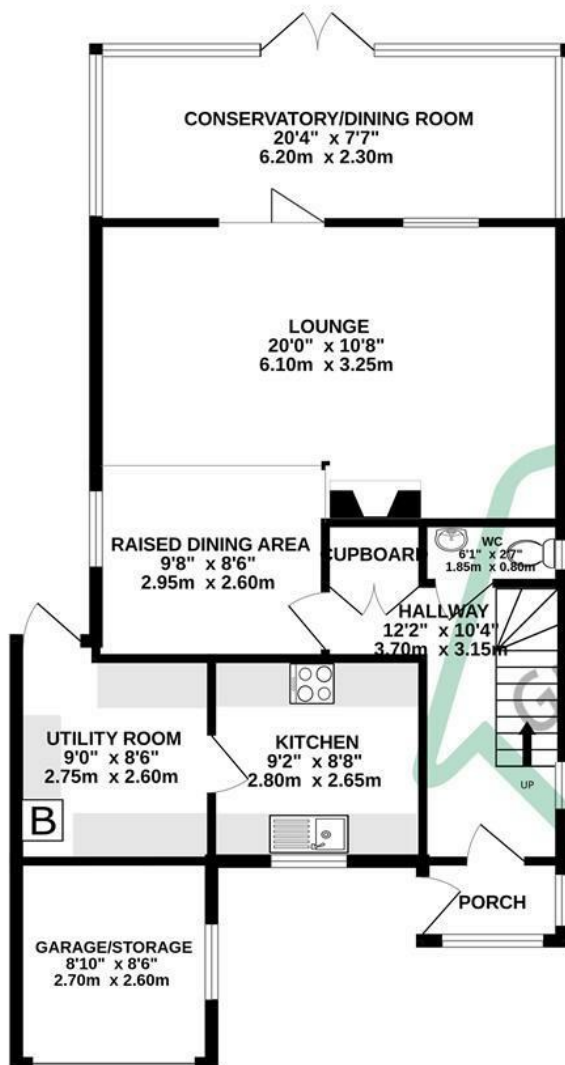
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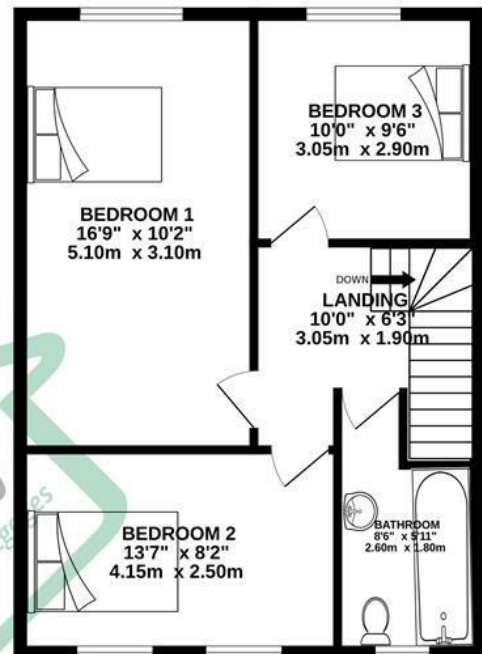




GROUND FLOOR
844 sq.ft. (78.4 sq.m.) approx.

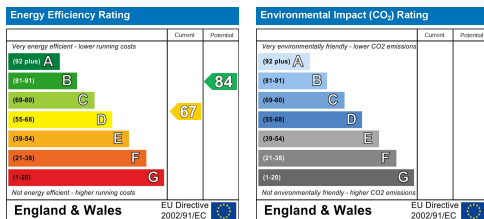


1ST FLOOR
556 sq.ft. (51.6 sq.m.) approx.



TOTAL FLOOR AREA: 1400 sq.ft. (130.0 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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