

Rochester Avenue, Canterbury, CT1 3YE

£2,500 Per Month



Rochester Avenue

Canterbury CT1 3YE

Nestled on the desirable Rochester Avenue on the South side of Canterbury, this impressive detached family home offers a perfect blend of space and comfort. With five generously sized bedrooms, this property is ideal for families seeking room to grow. The entrance hallway welcomes you into a well-designed layout featuring three reception rooms, including a cosy sitting room complete with a gas fire, perfect for those chilly evenings.

The dining room, with its convenient serving hatch, seamlessly connects to a bright conservatory, creating an inviting space for entertaining or simply enjoying family meals. The fitted kitchen is a chef's delight, equipped with modern appliances including an integrated fridge, oven, double oven, and a five-ring gas hob, ensuring that meal preparation is both efficient and enjoyable. Adjacent to the kitchen, the utility room provides additional space for a washing machine and offers room for a tumble dryer, making laundry days a breeze.

The property also boasts a study, ideal for those who work from home or require a quiet space for reading. The double garage and ample driveway parking for three vehicles add to the convenience of this home.

Upstairs, the master bedroom features an ensuite shower room, providing a private retreat. The four additional bedrooms are all fitted with wardrobes and cupboards, offering plenty of storage. A family bathroom, complete with a shower over the bath, caters to the needs of the household.

This spacious family house is not only a wonderful place to live but also a fantastic opportunity to create lasting memories in a sought-after location. Don't miss the chance to make this your new home.

Available now
Rent £2,500 per month
Deposit equal to 5 weeks rent £2,884.61 to be secured in the TDS
Council tax band F
Please refer to the fee's tab on our website (www.sallyhatcher.co.uk) for all information on fee's and deposit options

Entrance Porch

WC

Entry Hallway / Ground Floor

Kitchen

20'5" x 9'5" (6.244 x 2.880)

Utility Room

9'7" x 9'1" (2.930 x 2.777)





Office
11'10" x 8'10" (3.616 x 2.698)

Double Garage

Sitting Room
20'5" x 9'5" (6.244 x 2.880)

Living Room
30'6" x 11'0" (9.317 x 3.359)



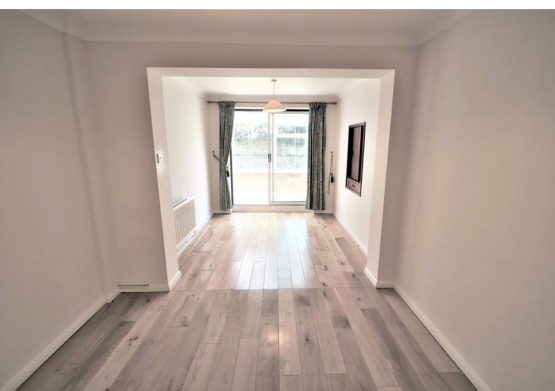
Conservatory
7'8" x 19'8" (2.340 x 6.012)

Garden Shed

Stairs / First Floor

Bedroom 1
11'4" x 11'1" (3.466 x 3.382)

Bedroom 2
6'3" x 20'2" (1.913 x 6.158)



Bedroom 3
16'6" x 11'4" (5.045 x 3.469)

Bedroom 4
17'7" x 6'10" (5.367 x 2.089)

Bedroom 5
23'3" x 9'7" (7.098 x 2.925)

Bedroom 5 En Suite
9'10" (3.022)



Family Bathroom
12'8" (3.879)

Floor Plan



Viewing

Please contact us on 01227 733888 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Energy Efficiency Graph

