



Roebuck Road | | Rochester | ME1 1UD

Offers invited £825,000



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Located on one of Rochester's most sought-after roads, this elegant three-bedroom Victorian home blends timeless architecture with modern style. Built in 1870 and extending to around 1,518 sq. ft., it offers three reception rooms, generous bedrooms, and a landscaped garden — all within walking distance of Rochester High Street and the mainline station.

The welcoming entrance hall with herringbone flooring and a feature staircase sets a refined tone. The sitting room enjoys a bay window, soft décor, and a traditional fireplace, while the lounge features sash windows, shutters, and a classic cast-iron surround. Together they create warm, versatile spaces for entertaining or quiet evenings.

- 3 spacious reception rooms
- 2 modern bathrooms
- Large east-facing house
- Convenient town centre location
- Under-floor heating
- 3 comfortable bedrooms
- Charming 1870s architecture
- Private rear garden
- Close to station
- Viewing recommended

Entrance Hall

Lounge

17'9" x 11'10" (5.42m x 3.60m)

Sitting Room

13'9" x 11'6" (4.19m x 3.51m)

Kitchen/Dining Room

25'7" x 17'10" (7.79m x 5.43m)

WC

6'3" x 2'6" (1.91m x 0.76m)

Rear Garden

Bedroom 1

17'9" x 11'10" (5.42m x 3.60m)

Ensuite

7'7" x 5'10" (2.31m x 1.77m)

Bedroom 2

12'2" x 11'6" (3.71m x 3.50m)

Bedroom 3

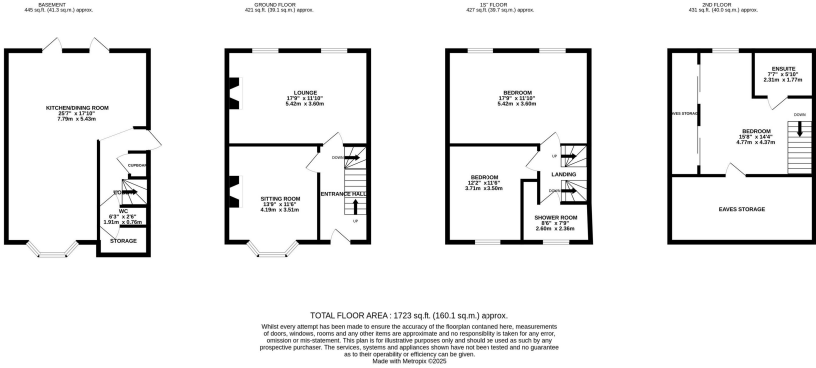
15'8" x 14'4" (4.77m x 4.37m)

Shower Room

8'6" x 7'9" (2.60m x 2.36m)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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