



**Rochester Esplanade, Rochester, Kent**

**4 Bedroom, 3 Bathroom, House - Detached**

**Guide Price £550,000**



- DETACHED 4 BEDROOM HOUSE
- TWO EN-SUITE SHOWER ROOMS
- DOWNSTAIRS CLOAKROOM
- LARGE KITCHEN / DINER
- DRIVEWAY
- DOUBLE GARAGE
- WELL MAINTAINED REAR GARDEN
- WALKING DISTANCE TO ROCHESTER HIGH STREET AND TRAIN STATION
- LOCATED IN A QUIET CUL-DE-SAC
- CLOSE TO PRIVATE AND PUBLIC SCHOOLS

For sale, this CHAIN FREE four-bedroom detached house in beautiful Rochester, Kent, offering well-presented family accommodation in an attractive cul-de-sac setting. The property features an open-plan kitchen with dining space and good natural light, leading onto a well-maintained rear garden, ideal for everyday family use. The large reception rooms offers large bay windows providing a pleasant outlook of natural light yet the cosy feel. Four double bedrooms are arranged across the upper floors, with a master bedroom benefiting from an en-suite, and a further double bedroom also offering an en-suite. A third double bedroom includes built-in wardrobes, and there is an additional double bedroom, together with a downstairs cloakroom with WC and a family bathroom, providing practical facilities for a household.

Externally, the house benefits from a driveway, double garage and a private rear garden. The EPC rating is C and the council tax band is F.

Rochester High Street is within walking distance, offering a range of shops, cafés and restaurants, as well as access to Rochester Castle and Cathedral, reflecting the area's historical character. The property is well located for both private and public schools in the vicinity.

Rochester railway station, also within walking distance, provides regular services to London Victoria, London St Pancras International and London Bridge, with typical journey times from around 40–50 minutes, making this a convenient base for commuters. Local bus routes connect Rochester with Chatham, Strood and surrounding Medway towns, adding further transport options.

Broadband Data: Superfast, ultra fast available: Open Reach/Virgin Media

Mobile data: EE, Vodafone, Three and O2 available

Flooding Risks: Flooding and surface - very low









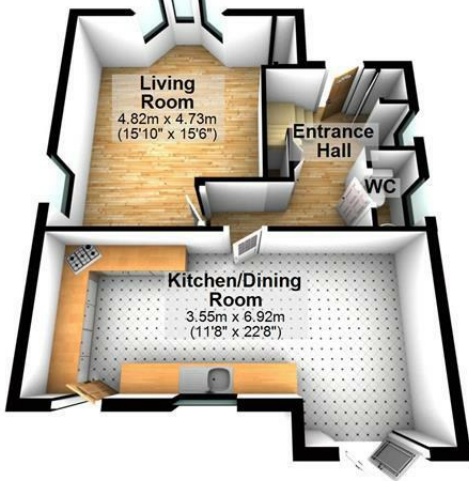
### Garage

Approx. 22.4 sq. metres (241.3 sq. feet)



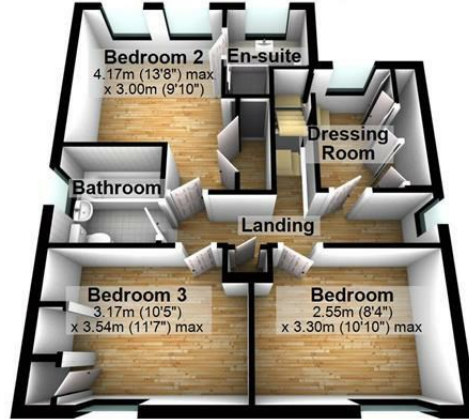
### Ground Floor

Approx. 52.5 sq. metres (564.8 sq. feet)



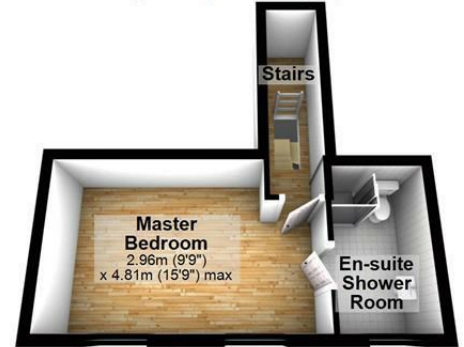
### First Floor

Approx. 49.6 sq. metres (533.7 sq. feet)



### Top Floor

Approx. 22.4 sq. metres (241.2 sq. feet)



Total area: approx. 146.9 sq. metres (1580.9 sq. feet)

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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or ?t for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.