Greenleaf
Sales • Lettings • Mortgages

10 Queensway

Rochester, ME3 9QB

GREENLEAF are delighted to introduce this immaculately presented semi-detached house offering far reaching views across the surrounding countryside. . Boasting attractive low-maintenance rear gardens with off-road parking and garage to the side, this beautiful family home is peacefully located on Queensway, a short walk to to the village and all local amenities.
The layout briefly consists of : Entrance porch into spacious hallway giving access to the lounge/diner and kitchen, and stairs up to the first floor. Upstairs, the landing gives access to three good size bedrooms and the bathroom/shower room W/C.
Allhallows is located in a rural setting within the Hoo peninsular with the village providing a primary school, local shops and doctors. Nearby Hoo provides a more comprehensive range of amenities including leisure centre, swimming pool, secondary school, restaurants, pubs and shops. There are lovely riverside and country walks on your doorstep, with bus services and easy access to the A2/M2 road links. Railway stations with fast train services to London are available from Strood and Higham, with a high speed service from Ebbsfleet.

Council Tax Band B. EPC Grade Awaited.

Price Guide £325,000

10 Queensway

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- BEAUTIFULLY AND IMMACULATELY PRESENTED
- THREE BEDROOMS
- GARAGE TO SIDE
- COUNCIL TAX BAND B
- FREEHOLD SEMI-DETACHED HOUSE
- LOUNGE/DINING ROOM
- OFF-ROAD PARKING FOR SEVERAL VEHICLES
- VILLAGE LOCATION WITH FAR REACHING COUNTRYSIDE VIEWS
- KITCHEN/BREAKFAST ROOM
- EPC GRADE AWAITED

Entrance Porch
7'0" x 2'3" (2.14 x 0.7)

Entrance Hall
12'10" x 3'3" (3.92 x 1.01)

Cloakroom W/C
6'7" x 2'11" (2.03 x 0.91)

Lounge/Dining Room
16'9" x 13'10" (5.12 x 4.23)

Kitchen/Breakfast Room
12'5" x 10'1" (3.80 x 3.08)

First Floor Landing
entrance to loft.

Bedroom
14'7" x 10'0" (4.47 x 3.06)

Bedroom
9'11" x 9'7" (3.03 x 2.93)

Bedroom
8'6" x6'6" (2.60 x1.99)

Bathroom/shower Room W/C
12'2" x 9'8" (3.73 x 2.97)

Rear Garden
well maintained with patio area, laid to lawn with an abundance of flowers and shrubs.

Garage
To Side with up and over door.

Off Road Parking
To front for several vehicles.

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.

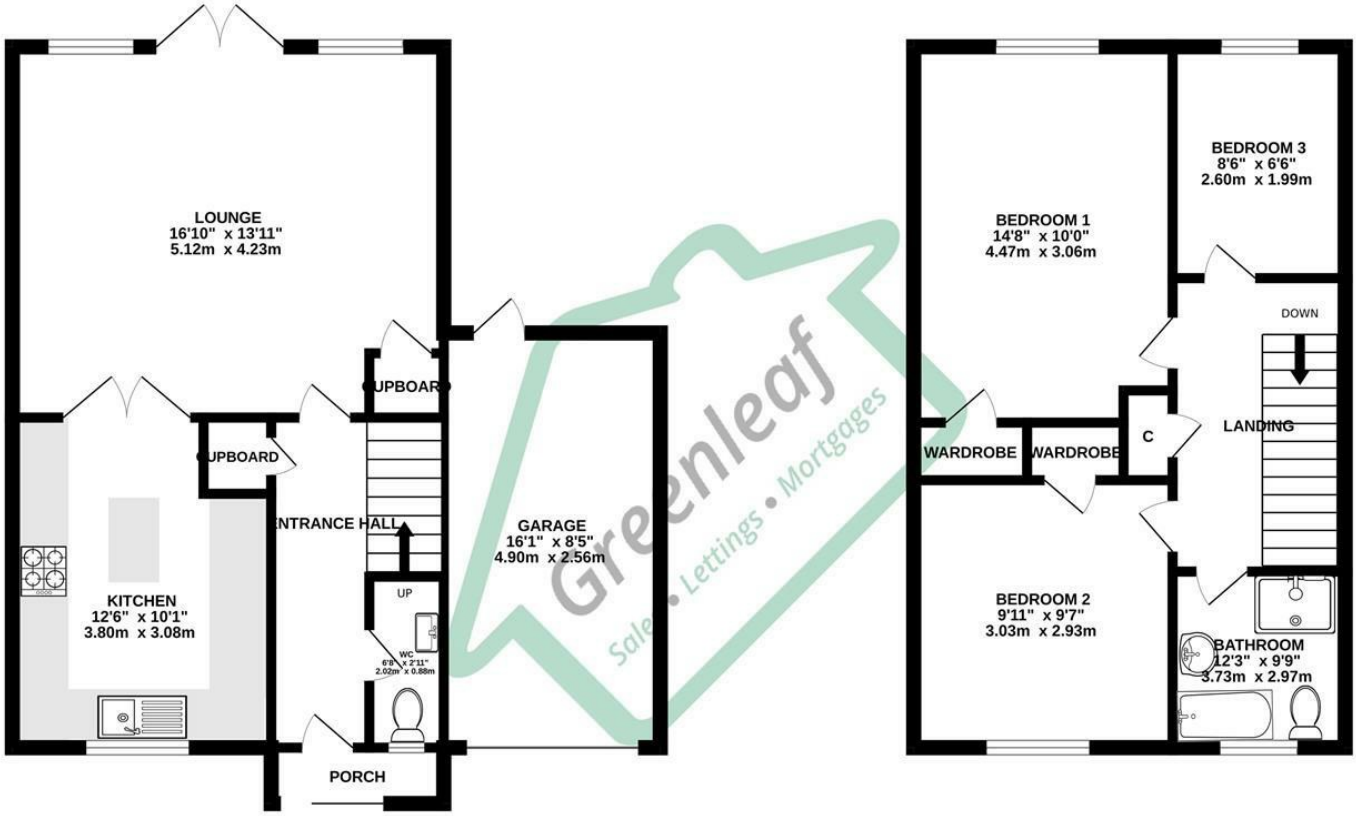
Agents Note
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, If you require clarification or further information on any points, please contact us. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

Directions

Tel: 01634730672

GROUND FLOOR
604 sq.ft. (56.1 sq.m.) approx.

1ST FLOOR
455 sq.ft. (42.2 sq.m.) approx.



TOTAL FLOOR AREA : 1059 sq.ft. (98.3 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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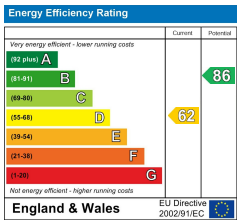

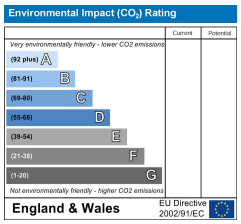

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