



Watts Avenue | | Rochester | ME1 1RX

Guide price £1,200,000



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Nestled in the sought-after area of Watts Avenue, Rochester, this splendid Victorian detached house, built in 1880, offers a remarkable blend of period charm and modern convenience. Spanning an impressive 2,982 square feet, the property boasts three spacious reception rooms, perfect for both entertaining guests and enjoying family time. With five well-proportioned bedrooms, there is ample space for a growing family or for those who simply desire extra room for guests or a home office.

The house features two bathrooms, ensuring that morning routines run smoothly for everyone. The south-facing garden is a delightful outdoor space, ideal for enjoying sunny afternoons and hosting summer gatherings. Additionally, the property includes a garage and parking for up to four vehicles, providing convenience for families with multiple cars.

- High ceilings
 - South facing garden
 - Close to schools and station
 - Extended
- Detached house
 - Walking distance to high street
 - Viewing highly recommended

- Hallway

Lounge 1

Dining Room
13'1" x 13'3" (4.00m x 4.04m)

Lounge 2

Kitchen/ Diner

WC

Bathroom

Bedroom 1

Ensuite
- Bedroom 2

Bedroom 3

Bedroom 4

Bedroom 5 / Study

Basement Landing

Games Room/ Gym

Utility Room

Cellar

Rear Garden



Total area: approx. 311.6 sq. metres (3353.6 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	55	73
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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