



12 Quixote Crescent

Rochester, ME2 3XD

OPEN HOUSE SATURDAY 24TH JANUARY! - CALL NOW TO BOOK YOUR VIEWING TIME!

GREENLEAF PROPERTY SERVICES are delighted to introduce this beautifully presented semi-detached house to the market, in the sought-after Frindsbury location of Strood, Rochester. Boasting off road parking for two cars, three good size bedrooms, an office/spare room, and a loft room with potential to create further accommodation subject to usual permissions, this lovely family home is available with a complete chain above, and the opportunity to simply move in and enjoy. Further benefits include a spacious open-plan lounge/diner with tasteful herringbone oak flooring, and a well cared-for good size low maintenance garden perfect for entertaining, featuring an impressive summerhouse with potential for a variety of uses.

The layout briefly comprises of: Compact hallway with stairs up to first floor, and doorway giving access to the spacious open-plan lounge/diner, with double doors out to the patio and garden; From the dining area, a doorway leads into the kitchen leading through to the office/spare room; The upstairs landing gives access to three good size bedrooms, bathroom, and loft with potential.

Located close to highly regarded local schools for all age groups, Strood station with 35 minute fast trains to London is a brisk walk away, as is the town centre providing a wealth of shopping, dining and leisure facilities. All A2/M2/M20 road links are a short drive away, whilst there are beautiful local walks on your doorstep at the nearby Broom Hill Park. The nearby Dickensian Rochester High Street offers a further variety of restaurants, bars, boutiques and clubs, as well as the ever popular castle, cathedral and highly sought-after schools. Interest is sure to be strong in this ready-to-move-into family home, we therefore recommend viewing at your earliest convenience to avoid disappointment.

Price Guide £365,000

12 Quixote Crescent

Rochester, ME2 3XD



- BEAUTIFULLY PRESENTED SEMI-DETACHED FAMILY HOME
- OPEN-PLAN LOUNGE-DINER WITH STYLISH OAK FLOORING
- CLOSE TO HIGHLY REGARDED SCHOOLS FOR ALL AGE GROUPS
- EPC AWAITED / COUNCIL TAX BAND C / FREEHOLD
- THREE BEDROOMS, OFFICE ROOM, LOFT ROOM, AND SPACIOUS SUMMERHOUSE
- OFF ROAD PARKING FOR TWO CARS
- CLOSE TO ALL A2/M2/M20 ROAD LINKS, TOWN, AND ALL AMENITIES
- OFFICE ROOM, LOFT ROOM, AND SPACIOUS SUMMERHOUSE WITH POTENTIAL
- LOVELY SOUTH-FACING GARDEN WITH LAWN, PATIO AND DECKED AREAS
- WALK TO STATION WITH 35 MINUTE FAST TRAINS TO LONDON

Hallway

4'3" x 3'9" (1.3m x 1.15m)

Compact hallway with feature floor tiles, radiator cover, and neutral decor, giving access to lounge/diner, and stairs up to first floor.

Lounge Area

12'3" x 11'7" (3.75m x 3.55m)

Spacious lounge area open-plan to dining area, with attractive grey oak herringbone flooring and white walls, window to front of house with fitted blinds and curtains, feature reclaimed Victorian radiators and built-in cupboard.

Dining Area

9'10" x 9'6" (3.0m x 2.9m)

Open-plan from lounge area, plenty of space for family table and chairs, door through to kitchen from here, lots of natural light from the patio doors out to the garden to rear of room.

Kitchen

11'11" x 9'0" (3.65m x 2.75m)

Good size kitchen with stylish gloss fitted cupboards to wall and floor, butchers block oak worktops with butler sink and drainer, contrasting "brick" tile splashbacks, grey laminate flooring with white walls, electric hob and integrated oven, separate washing machine and fridge-freezer possibly to stay, boiler located here also. With window to rear and door out to garden, a further door leads into the office from here.

Office

9'4" x 6'6" (2.85m x 2.0m)

Useful versatile room currently used as an office/spare room, potential for conversion to full utility room, downstairs WC/cloakroom, or perhaps another bedroom subject to usual permissions and new owners wishes. With attractive tiled flooring and neutral decor, fitted wall shelves, window to side with fitted blinds, and built-in storage cupboard.

Landing

9'2" x 3'9" (2.8m x 1.15m)

Spacious landing with colourful feature walls and neutral carpet giving access to three bedrooms, bathroom, and access to loft with potential.

Bedroom One

12'5" x 9'4" (3.8m x 2.85m)

Good size double bedroom with laminate wood-effect flooring, neutral decor with feature wall, window to front with fitted blinds and curtains, built-in wardrobe and inset storage, potential for separate mirrored wardrobes to stay.

Bedroom Two

13'9" x 9'0" (4.2m x 2.75m)

Another double bedroom with neutral carpet and white walls with feature panelled wall, window to rear overlooking gardens with fitted blinds and curtains, wardrobe cupboard housing water tank and plenty of space for shoes and coats.

Bedroom Three

9'4" x 6'0" (2.85m x 1.85m)

Single bedroom with partially panelled white walls, neutral carpet, window to front with fitted blinds and curtains, built-in walk-in wardrobe, and inset storage space.

Bathroom

8'2" x 5'4" (2.5m x 1.65m)

Spacious bathroom with white suite comprising of bath with shower over, WC and basin, attractive black slate wall tiles with contrasting large grey floor tiles, two windows to rear with fitted blinds.

Loft Room

Useful loft room, currently used as storage/wardrobe space, potential for further accommodation subject to usual permissions and new owners wishes. Panelled ceiling and neutral carpet.

Summerhouse

22'3" x 10'9" (6.8m x 3.3m)

Spacious summerhouse with lots of storage potential, in need of a bit of finishing off, but potential for use as gym, office, workshop or summertime entertaining. With separate doorway entrance, and patio doors with windows either side, decked terrace to front.

Garden

With paved patio area directly to rear of property, a few steps lead up to a good size yet low maintenance south-facing rear garden consisting of good size lawn area, further paved patio leading to a large composite decking area for summer entertaining and BBQs, which leads up to the summerhouse. All fully fenced with established plants and shrubs, and ready to enjoy.

Off Road Parking

Block-paved off road parking for two cars, a few steps lead down to the front door, metal-gated side access to rear of house.

Agents Note 1

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 2

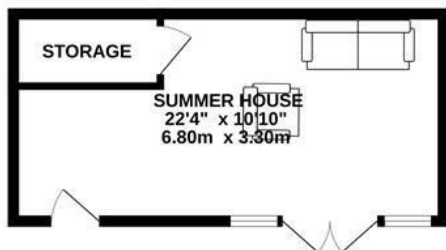
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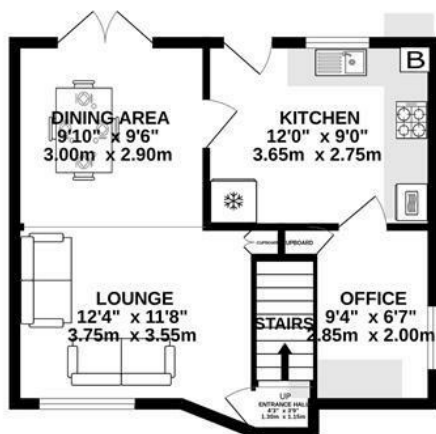
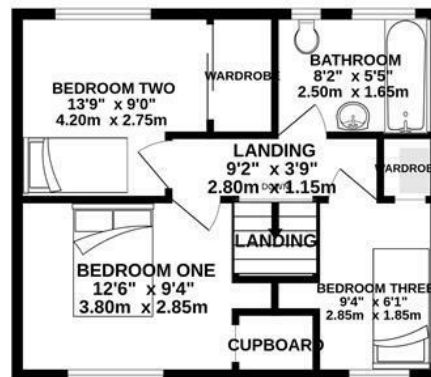




GROUND FLOOR
657 sq.ft. (61.1 sq.m.) approx.



1ST FLOOR
409 sq.ft. (38.0 sq.m.) approx.



TOTAL FLOOR AREA : 1066 sq.ft. (99.0 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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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			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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