



Watts Avenue | | Rochester | ME1 1RX

Guide price £1,100,000



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GUIDE PRICE £1,100,00 - £1,200,000

Situated on the prestigious and highly sought-after Watts Avenue, this substantial detached Victorian residence (circa 1880) offers approximately 2,982 sq ft of beautifully proportioned accommodation arranged over multiple floors.

From the moment you step into the welcoming hallway, complete with striking stained glass detailing and period joinery, the home's scale and character are immediately evident. Elegant bay-fronted reception rooms with high ceilings and ornate fireplaces create refined yet comfortable living spaces ideal for both entertaining and family life.

- Elegant detached Victorian residence arranged over multiple floors
- South-facing mature rear garden with generous lawn and established planting
- Well-proportioned bedrooms offering flexible family accommodation
- Character features including sash windows, fireplaces and original joinery
- Impressive extended kitchen/breakfast room ideal for entertaining
- Grand reception rooms with high ceilings and period detailing
- Versatile lower ground floor/cellar space with conversion potential (STPP)
- Seamless flow to garden via conservatory / garden room extension

- 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. 3116 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	
(21-38) F			
(1-20) G			73
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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