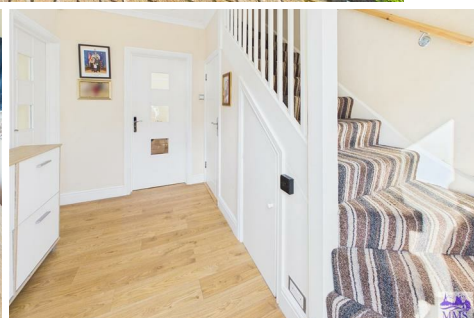




34 Breton Road, Rochester, ME1 2JH

Set on Breton Road in Rochester, this impressive family house offers a perfect blend of space and comfort. Upon entering, you are greeted by a spacious entrance hall that leads to a staircase ascending to the first floor and provides access to a convenient cloakroom. The heart of the home is the larger-than-average kitchen, which boasts ample units, making it ideal for family gatherings and culinary adventures. The ground floor features a generous lounge diner, perfect for entertaining guests or enjoying family time. This area also provides access to the fourth bedroom, which can serve as a guest room or a study, depending on your needs. Ascending to the first floor, you will find three well-proportioned bedrooms, complemented by a family shower room, ensuring ample space for everyone. Externally, the property is designed for easy maintenance, with a block-paved garden and driveway that accommodates up to four vehicles. Additionally, there is a charming garden annex, complete with its own kitchen/lounge, bedroom, and shower room, offering versatile living options for guests or extended family. Situated within walking distance of the highly regarded Rochester Grammar School for Girls and Sir Joseph William Mathematical Grammar School for Boys, this property is ideally located for families seeking quality education for their children. With its spacious layout and prime location, this large family house is a rare find in the sought-after area of Rochester.

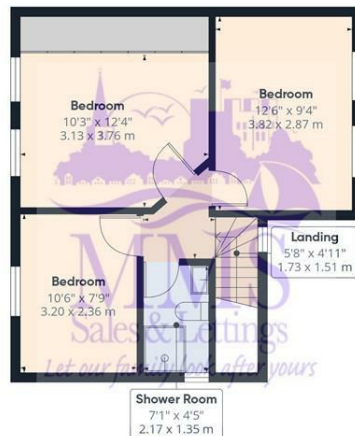
Council tax band C

£400,000

- FOUR BEDROOM FAMILY HOUSE
- LARGER THAN AVERAGE KITCHEN
- SPACIOUS LOUNGE/DINER
- SELF CONTAINED GARDEN ANNEX
- GROUND FLOOR CLOAK ROOM
- LOW MAINTENANCE REAR GARDEN
- DRIVE WAY FOR FOUR CARS
- COUNCIL TAX BAND C
- WALKING DISTANCE TO BOYS AND GIRLS GRAMMARS



Ground Floor Building 1



Floor 1 Building 1



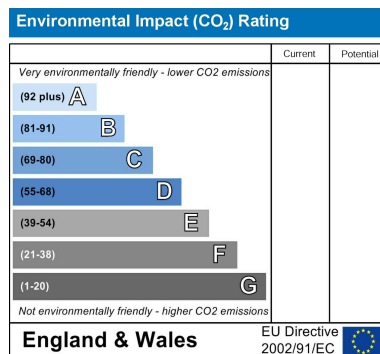
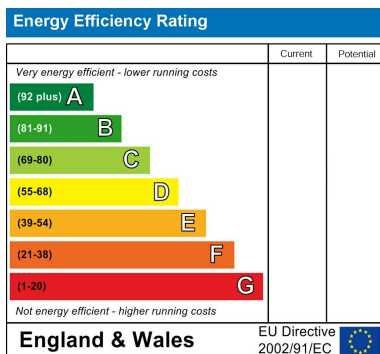
Ground Floor Building 2

Approximate total area[®]
1316 ft²
122.3 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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