



Watts Avenue | | Rochester | ME1 1RX

Guide price £900,000



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Guide Price £900,000 - £1,000,000. A substantial six-bedroom Victorian semi-detached home for sale on the prestigious Watts Avenue in Rochester, offering over 2,400 sq ft of versatile accommodation, a private garden, and excellent access to high-speed rail links into London — ideal for families, high-earning professionals, and London commuters seeking a long-term or “final move” home.

Arranged over multiple levels, this impressive period property retains a wealth of original character, including stained glass detailing, bay windows, and generous proportions, while offering a flexible layout suited to modern living.

The ground floor features three well-proportioned reception rooms, providing excellent versatility for

- Prestigious Watts Avenue location in Rochester
- Substantial Victorian semi-detached home (approx. 2,400 sq ft)
- Six bedrooms with flexible accommodation
- Three reception rooms ideal for family living
- Multiple kitchen areas offering versatility
- Ideal for multi-generational living or income potential (STPP)
- South-facing patio and private rear garden
- Cellar providing additional storage
- Walking distance to Rochester railway station
- High-speed links to London – ideal for commuters

Entrance Hall

Lounge/Bedroom

16'9" x 14'4" (5.1x4.36)

Sitting Room

20'10" x 12'4" (6.35m x 3.77m)

Conservatory

16'8" x 12'4" (5.09m x 3.77m)

Kitchen

9'3" x 7'10" (2.83m x 2.39m)

Shower Room

13'8" x 9'3" (4.16m x 2.83m)

Primary Bedroom

20'10" x 12'4" (6.35m x 3.77m)

Bedroom/Lounge

16'9" x 11'10" (5.1x3.6)

Bedroom

10'3" x 9'9" (3.13x2.97)

Kitchen 2

9'9" x 6'6" (2.96m x 1.98m)

Shower Room 2

9'9" x 6'10" (2.96x2.08)

Bedroom/Lounge

13'3" x 11'10" (4.03m x 3.59m)

Bedroom 3

10'3" x 9'9" (3.13m x 2.97m)

Kitchen 3

10'3" x 9'8" (3.13x2.95)

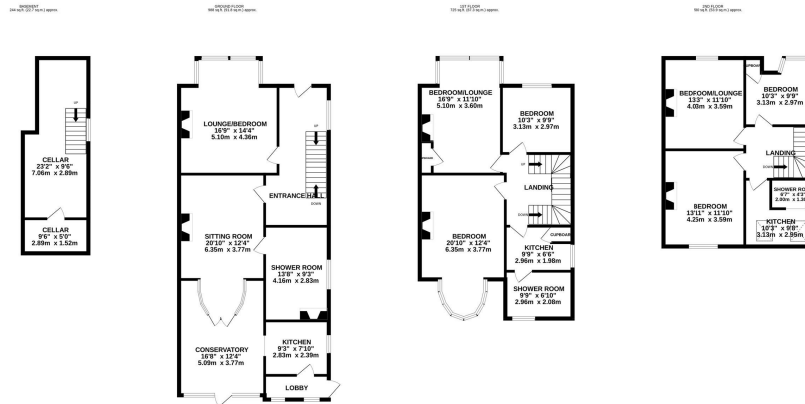
Shower Room 3

6'7" x 4'3" (2x1.3)

Rear Garden

Cellar

23'2" x 9'6" and 9'6" x 5'0" (7.06m x 2.89m and 2.89m x 1.52m)



TOTAL FLOOR AREA: 2537 sq ft (235.7 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		76
(55-68)	D		
(39-54)	E	51	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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