



VALLEY VIEW ROAD



£485,000 Freehold

THE PROPERTY

Perfect family home in a sought after location for schools such as Rochester Maths school, Rochester girls grammar school, Kings Independent school and close to historic Rochester town with its Cathedral and river walks. The house is immaculately presented and has been extended to provide versatile living accommodation.

There is a generous entrance porch with a door into the entrance hall. The garage has been converted into a fourth bedroom with skylight, currently being utilised as a home office. The lounge faces to the front aspect. There is a stunning kitchen/breakfast room with quartz work surfaces and some integral appliances. This opens into the conservatory with vaulted roof. There is a separate utility room and downstairs shower room. Underfloor heating serves the kitchen, conservatory, utility and shower area. Moving to the upstairs, the landing has air conditioning and access to the loft space. Three bedrooms and a family bathroom complete the internal living area.

Outside the rear garden is established, laid to lawn with shrub borders, outside power supply and lighting. A great entertaining space for family and friends with a substantial summer house, currently utilised as a games room with pool table included. There is a separate bar also in the garden. Parking to the front for two plus vehicles.

If you are looking for a beautiful home in the prestigious Rochester then look no further! Call the Greyfox sales team today!





Entrance hall

5' 8" x 5' 5" (1.73m x 1.65m)

Bed four / office

14' 0" x 6' 10" (4.27m x 2.08m)

Lounge

14' 7" x 11' 4" (4.45m x 3.45m)

Kitchen / Breakfast room

17' 9" x 14' 11" (5.41m x 4.55m)

Conservatory

17' 0" x 12' 0" (5.18m x 3.66m)

Utility room

16' 0" x 2' 7" (4.88m x 0.79m)

Shower room

8' 7" x 3' 1" (2.62m x 0.94m)

Bedroom 1

14' 10" x 10' 1" (4.52m x 3.07m)

Bedroom 2

11' 2" x 9' 0" (3.40m x 2.74m)

Bedroom 3

8' 6" x 7' 1" (2.59m x 2.16m)

Bathroom

8' 8" x 5' 6" (2.64m x 1.68m)

Garden

Summer House

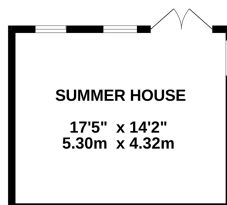
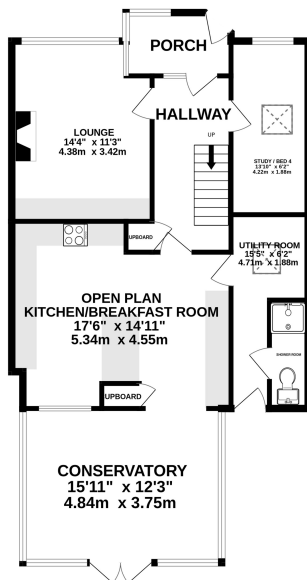
17' 5" x 14' 1" (5.31m x 4.29m)

Driveway

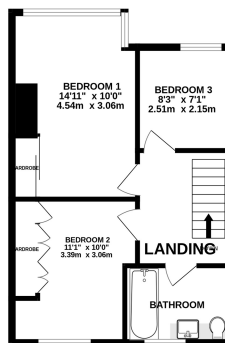


VALLEY VIEW ROAD, ROCHESTER, KENT, ME1 3NY

GROUND FLOOR
1144 sq.ft. (106.2 sq.m.) approx.



1ST FLOOR
431 sq.ft. (40.0 sq.m.) approx.



TOTAL FLOOR AREA : 1574 sq.ft. (146.2 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.

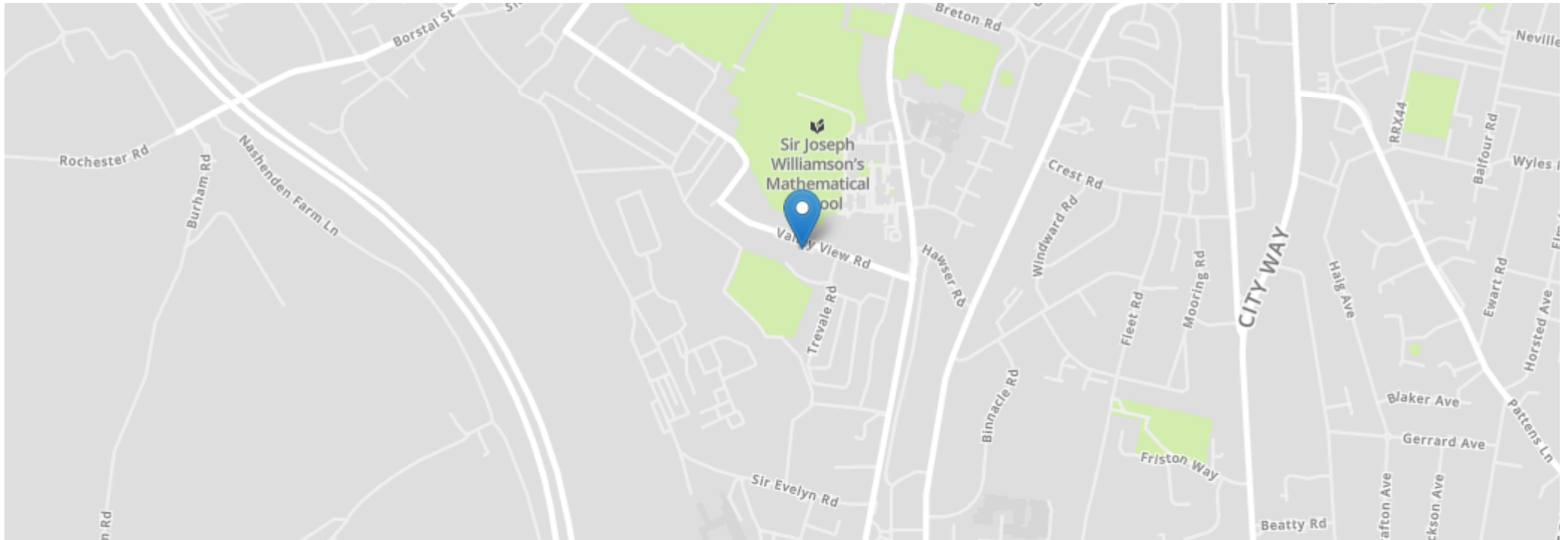
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EFFICIENCY RATINGS

AGENT NOTES

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SITUATION

Historic Rochester offers a variety of historic buildings including Rochester Castle and Cathedral. The area also offers a variety of restaurants, coffee shops and bars. There is a selection of schools in the area including Rochester Grammar for girls and Sir Joseph Williamson Mathematical for boys, along with further secondary and Primary schools near by.

DIRECTIONS

VALLEY VIEW ROAD, ROCHESTER, KENT, ME1 3NY



Greyfox Prestige Walderslade

Walderslade Village Centre, Walderslade, Kent ME5 9LR
Sales: 01634 757027 | Lettings: 01634 865595 | Email: walderslade@greyfox.co.uk

greyfox.co.uk/greyfox-prestige