



VALLEY VIEW ROAD





Guide Price £425,000 Freehold

## THE PROPERTY

Guide Price £425,000 - £450,000

Offered with no forward chain is this semi-detached well maintained 3 bedroom family home. The current owner has placed a lot of care into presenting this lovely home which is ready to move into. There is potential to extend to the side and rear subject to planning permissions. Good location for local reputable schools such as Rochester Grammar for Girls, Sir Joseph Williams Maths School and the Kings Independent School.

On entering via the entrance porch you are greeted by the spacious entrance hallway which leads you to the lounge/diner which offers a lovely light and airy room. This is a great room to relax and unwind in but is also great for family gatherings with French doors leading out to the terrace overlooking the expansive rear garden. The kitchen is fitted with a range of modern fitted units and worksurfaces and a host of appliances to be included.

The property offers a garage/workshop measuring 22'9" x 11'11". This would be ideal for those who wish to work from home or as an extension of this lovely home as a playroom.

Moving upstairs you are greeted to three bedrooms, two of which are of a double size, and a modern fitted bathroom.

Externally the rear garden is a wonderful space to entertain with family and friends with a raised terrace area which again is a lovely position to relax. The garden is great for children to play happily and safely. Mainly laid to lawn with a variety of trees and shrubs. Another added benefit of the garden there are three sheds and two summer houses, plus gated side access leading to the driveway.

This really is a charming home and we would highly recommend a viewing. Please call the sales team for further details.



VALLEY VIEW ROAD, ROCHESTER, KENT, ME1 3PB





**Porch**

**Hallway**

**Lounge/Diner**

25' 3" x 11' 2" (7.70m x 3.40m)

**Kitchen**

12' 2" x 6' 6" (3.71m x 1.98m)

**Double Garage/Workshop**

22' 9" x 11' 11" (6.93m x 3.63m)

**Bedroom 1**

14' 6" x 9' 11" (4.42m x 3.02m)

**Bedroom 2**

11' 0" x 9' 0" (3.35m x 2.74m)

**Bathroom**

7' 10" x 6' 3" (2.39m x 1.91m)

**Bedroom 3**

8' 2" x 7' 1" (2.49m x 2.16m)

**Summer House**

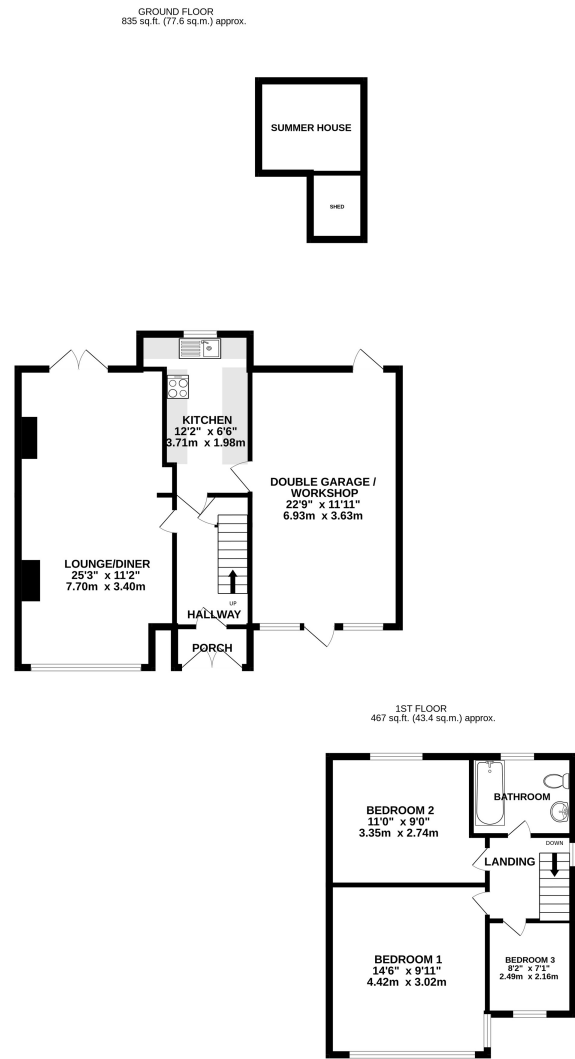
**Shed**





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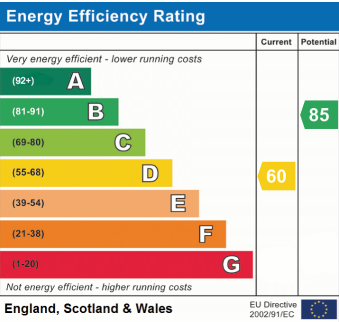


TOTAL FLOOR AREA : 1302 sq.ft. (121.0 sq.m.) approx.

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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## EFFICIENCY RATINGS



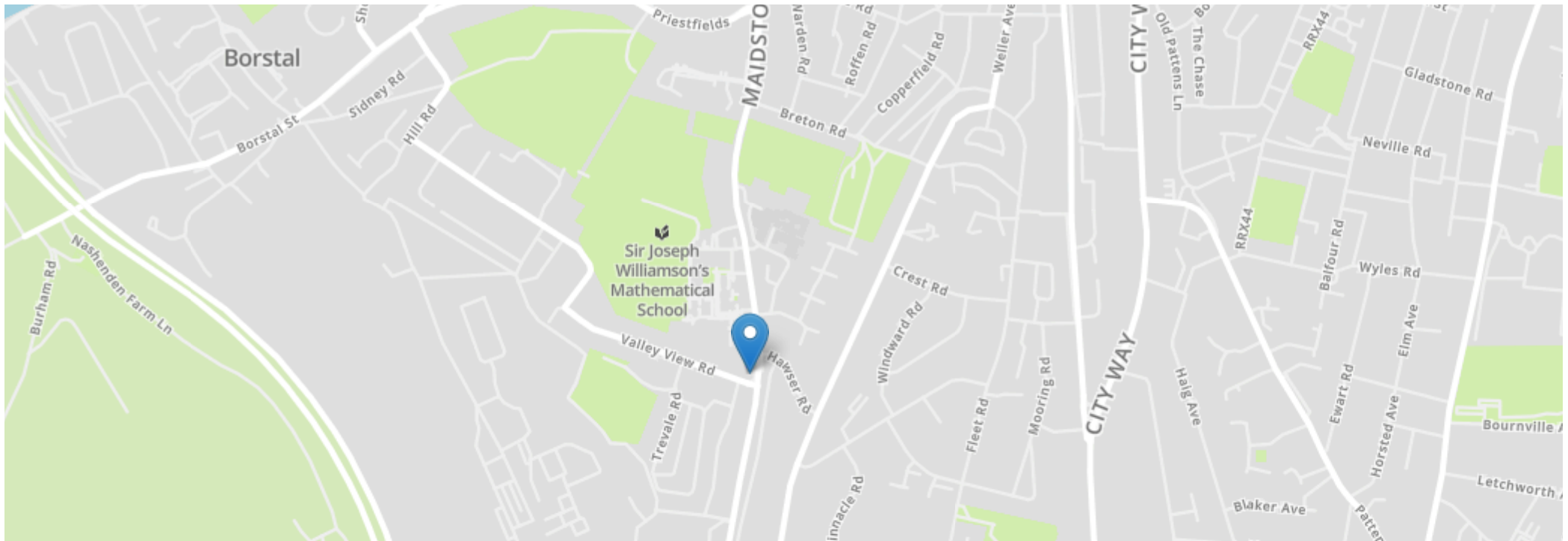
### AGENT NOTES

These particulars are prepared as a general guide to a broad description of the property and should not be relied upon as a statement or representation of fact and do not constitute part of an offer or contract. The seller does not make or give nor do our employees or Greyfox have authority to make or give any representation or warranty to the property. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by you on inspection and your solicitor prior to exchange of contracts. If there are any points of particular importance to you we will be pleased to check the information for you and to confirm that the property remains available. This is particularly important should you be travelling some distance to view and where statements have been made by us to the effect that the information has not been verified. The copyright of all details, photographs and floorplans remain exclusive to Greyfox. For details of our privacy policy and referral fee arrangements with any of our selected partner companies please visit <https://www.greyfox.co.uk/legal/privacy> and <https://www.greyfox.co.uk/referral-fees>.

### Local Authority

Medway  
Band D





## 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

From Walderslade Village, head south-east on Walderslade Road. At the roundabout, take the 2nd exit onto Robin Hood Lane. Turn left to stay on Robin Hood Lane. Turn right to stay on Robin Hood Lane and continue onto Taddington Wood Lane. Turn right onto Walderslade Woods/A2045. At the roundabout, take the 2nd exit onto Rochester Rd/B2097. Turn left onto Valley View Road and the property will be on the right.





## Greyfox Prestige Walderslade

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