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FOR SALE.

KEATING CLOSE



Guide Price £490,000 Freehold

THE PROPERTY

** Guide price £490,000 - £500,000**

Superb location in an exclusive development. This beautifully presented town house is just one road back from the popular and picturesque Esplanade - great for walks. Also in walking distance is the historic Rochester High Street, Cathedral and Castle. Rochester mainline station provides links to London Victoria, Charing cross and the High Speed link to St Pancras and Ebbsfleet international.

The property itself Comprises entrance hall and downstairs cloakroom. The integral garage has been plaster boarded and carpeted to provide a versatile space such as an office area or a gym. Also situated on the ground floor is a second reception room, currently used as a fourth bedroom by the vendor. Doors from here lead out to the rear garden.

Moving onto the first floor there is a bright spacious L shaped lounge / dining room with a Juliette balcony and double doors to either separate the kitchen / breakfast room or open out for more open plan living. The kitchen has a range of integrated appliances.

The top floor has three good sized bedrooms, the main one benefitting from an en-suite shower room plus there is also a family bathroom.

The rear garden is enclosed boasting a contemporary feel with a patio area, raised borders and artificial lawn. Altogether this house is delightful and in a great location. The perfect balance of town and recreational space being on the doorstep. Call the Greyfox Sales team today to book your viewing!!!





Entrance Hall

Cloakroom

5' 7" x 3' 0" (1.70m x 0.91m)

Garage space

8' 4" x 5' 0" (2.54m x 1.52m)

Rear storage / Office / Gym space

14' 4" x 8' 5" (4.37m x 2.57m)

Dining room / Second reception room

L shaped Lounge

21' 6" x 15' 10" x 8' 7"

Kitchen / Breakfast room

15' 6" x 9' 4" (4.72m x 2.84m)

Bedroom 1

12' 2" x 10' 10" (3.71m x 3.30m)

Ensuite

9' 6" x 3' 4" (2.90m x 1.02m)

Bathroom

5' 8" x 7' 0" (1.73m x 2.13m)

Bedroom 2

12' 8" x 8' 2" (3.86m x 2.49m)

Bedroom 3

9' 3" x 7' 1" (2.82m x 2.16m)

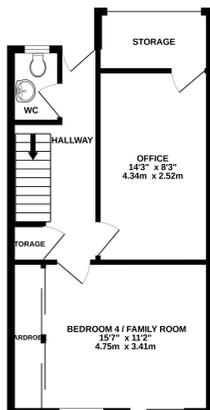
Garden

30' 0" x 16' 10" (9.14m x 5.13m)

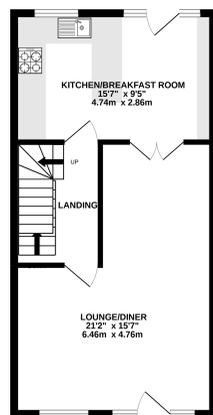


KEATING CLOSE, ROCHESTER, KENT, ME1 1EQ

GROUND FLOOR
429 sq.ft. (39.9 sq.m.) approx.



1ST FLOOR
448 sq.ft. (41.0 sq.m.) approx.



2ND FLOOR
448 sq.ft. (41.0 sq.m.) approx.



TOTAL FLOOR AREA : 1326 sq.ft. (123.1 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.

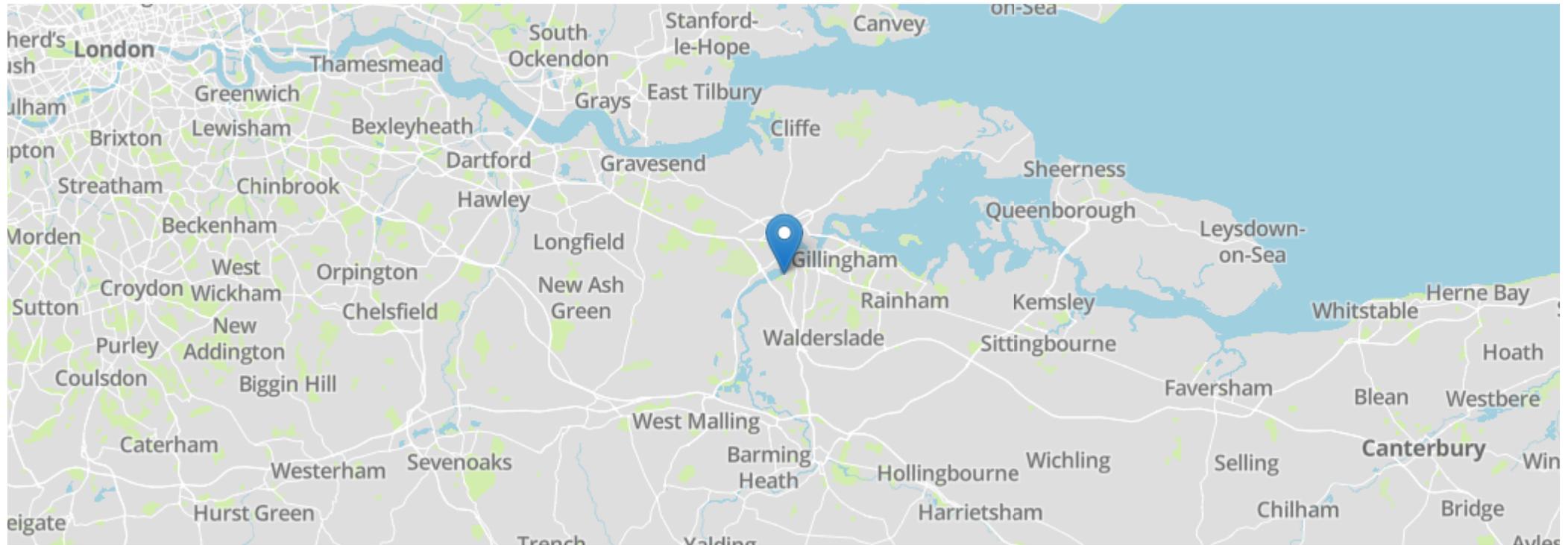
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EFFICIENCY RATINGS

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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>.



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 Kings Independent School, St Andrews Independent school, Rochester Grammar for girls and Sir Joseph Williamson Mathematical for boys, along with further secondary and Primary schools near by.

DIRECTIONS

Head South East on M2, at Junction 3 head towards A229/M20/Maidstone/Chatham. At the roundabout, take the first exit onto A2045



Greyfox Prestige Walderslade

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