



## Albany Road, Rochester, Kent, ME1 3ET

Asking Price £475,000

- No Chain
- 3 Spacious Bedrooms
- En-Suite Master Bedroom
- Kitchen/Breakfast Bar
- Off Street Parking
- Integral Garage

# Albany Road, Rochester ME1 3ET

Nestled in the sought after area of Albany Road, Rochester, just off the Maidstone Road, is this modern three bedroom detached family home. The property offers 2 generous reception rooms, a spacious kitchen/breakfast room, cloakroom, three good size bedrooms with master En-suite shower and family bathroom. Outside is a wrap around garden and integral garage. The property is quietly located overlooking allotments and good dog walking areas in Watts Meadows. Nearby there is highly rated maths and grammar schools and independent schools such as, the historic Kings School, St. Andrews School and Rochester Independent College. There is also Rochester City Lawn Tennis Club right in the heart of Rochester. Also to hand, excellent gyms, bowling clubs and various other sporting activities, including Boating and Yatching facilities on the historic River Medway. Beautiful historic Rochester High Street is a short amble away, where you will find a wide array of restaurants, bars and many other eating and dining experiences. Rochester enjoys good motorway access for the M2/M20/M25 motorway network and for the commuter you have, Rochester Mainline Railway Station with fast service into London Victoria and high speed links to London St. Pancras and International. Offered for sale with no chain, we would urge you to make your earliest appointment to view. Call the friendly Sales team today at Wright & Co Estate Agents.



Council Tax Band: E



### **Entrance Door To**

### **Entrance Hall**

Of spacious proportion  
Staircase to first floor  
Radiator  
Door To:

### **Cloakroom**

Double glazed window to front  
Low lying W/C  
Pedestal wash hand basin  
Tiled walls  
Radiator

### **Lounge**

15'8" x 11'5"  
Double glazed bay window to front  
Log burner  
Radiator

### **Dining Room**

13'9" x 9'10"  
Double glazed window to rear  
Radiator

### **Kitchen/Breakfast Room**

20'8" x 10'5"  
Double glazed door and window to rear  
Double glazed sliding patio door to garden  
Range of base and eye level cupboard drawer units  
with associated worktops  
Inset single drain stainless steel sink unit  
Built in oven and hob (NOT TESTED) Radiator  
Cupboard concealing gas fired boiler for central  
heating and hot water (NOT TESTED)

### **First Floor Landing**

Doors To:

### **Bedroom 1**

14'5" x 11'5"  
Double glazed windows to front and side aspects  
Radiator  
En-suite shower  
Double glazed window to rear  
Fully tiled shower cubicle  
Wash hand basin  
W/C

### **Bedroom 2**

15'1" x 8'2"  
Double glazed windows to front and side aspect  
Radiator eaves  
Storage Space

### **Bedroom 3**

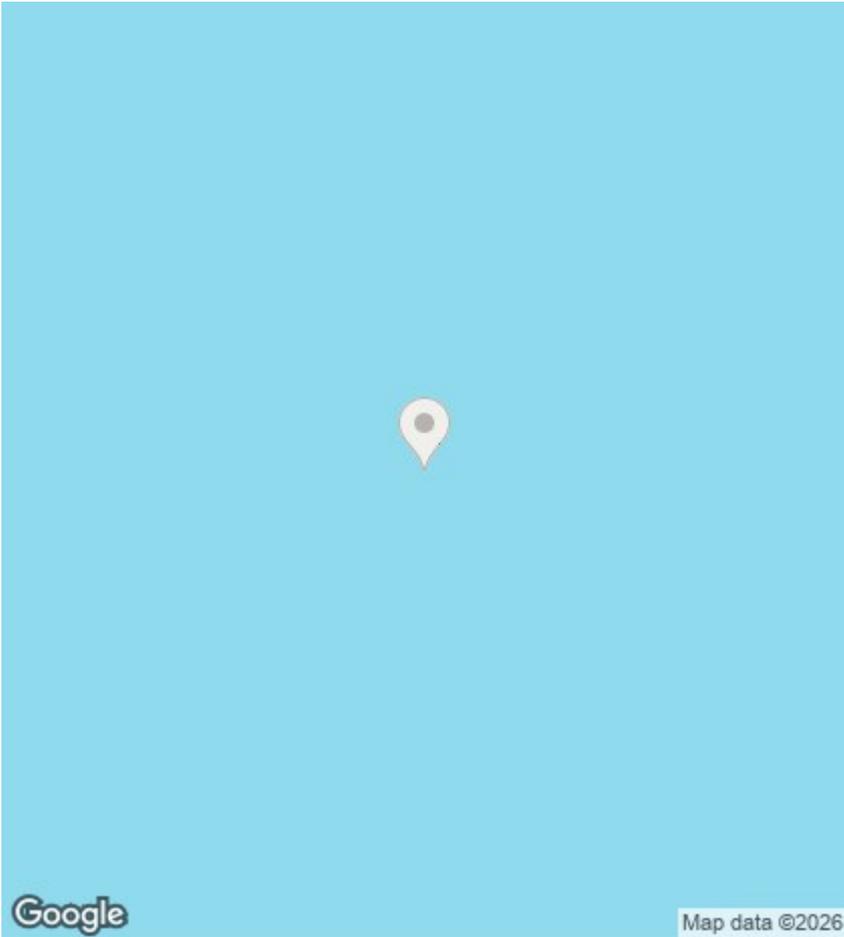
9'2" x 9'2"  
Double glazed window to rear  
Radiator

### **Bathroom**

3 piece suite comprising of panelled bath with mixer  
taps and hand shower  
Pedestal bath with mixer taps and hand shower  
Pedestal wash hand basin  
Low level  
Radiator  
Tiled splashbacks

### **Exterior**

Wrap around garden being mainly laid to lawn, patio,  
greenhouse, brick built shed  
Side access  
Integral garage with up n' over door.  
Outside lighting  
Block paved driveway for off street parking



### Directions

### Viewings

Viewings by arrangement only. Call 01634 578484 to make an appointment.

### EPC Rating:

E

