



**Watts Avenue, Rochester**

**£1,100,000**

  
**MARTIN & CO**



Presenting an extremely rare opportunity to acquire a neutrally decorated, semi-detached house that exudes historic charm. This property, currently listed for sale, is nestled in a highly sought-after location, complimented by some of Kent's best schools including Kings School Rochester, close by are some beautiful parks and Rochester's remarkable historical features. The locale also offers the practicality of public transport links and local amenities.

The property impresses with a generous count of six spacious bedrooms and three well-appointed bathrooms. It boasts four grand reception rooms, providing ample space for entertaining and relaxation. The residence is also equipped with a single kitchen that is filled with natural light, offering a bright and airy space for culinary endeavour across the dining and living areas.

Unique features abound in this property, with charming fireplaces adding a touch of warmth and character to the living areas and bedroom. The exterior of the house is just as inviting, with a beautifully maintained garden and a BBQ area that promises delightful outdoor gatherings. Parking will never be a concern, thanks to the huge double garage that accompanies the property at the rear with electric garage doors.

Noteworthy is the property's EPC rating of E and its placement in council tax band E. These details, combined with the home's neutral decor, make it an excellent choice for those looking to put their personal touch on a new residence.

In summary, this property offers a blend of comfort, convenience, and character. Its numerous bedrooms and reception rooms, combined with its idyllic location and unique features, make it a truly exceptional find. Don't miss this chance to own a piece of history in a location that offers both tranquillity and convenience.

Broadband a  
Standard 9 Mbps 0.9 Mbps Good  
Superfast 79 Mbps 20 Mbps Good  
Ultrafast 1800 Mbps 220 Mbps  
Mobile: EE, Three, O2  
Flooding: Very Low Risk



Lounge  
16'0" x 14'9"

Sitting Room  
15'8" x 12'8"

Conservatory  
12'2" x 8'2"

Dining Room  
15'8" x 10'5"

Kitchen  
10'5" x 8'8"

Bedroom 1  
16'7" x 10'6"

Bedroom 2  
15'10" x 12'8"

Bedroom 3  
15'3" x 12'8"

Bedroom 4  
13'10" x 12'8"

Bedroom 5  
10'5" x 9'10"

Bedroom 6  
10'5" x 7'4"

Showroom on First Floor  
7'0" x 6'9"

Showroom on First Floor  
10'5" x 6'11"

Showroom on Second Floor  
10'9" x 10'5"

Cellar  
26'2" x 9'10"

Double Rear Garage  
26'6" x 19'10"





### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	52	72

England & Wales EU Directive 2002/91/EC 

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
	34	62

England & Wales EU Directive 2002/91/EC 



Basement  
312 sq.ft. (28.9 sq.m.) approx.

Ground Floor  
992 sq.ft. (91.2 sq.m.) approx.

1st Floor  
755 sq.ft. (69.7 sq.m.) approx.

2nd Floor  
692 sq.ft. (64.2 sq.m.) approx.

Ground Floor  
529 sq.ft. (48.9 sq.m.) approx.



TOTAL FLOOR AREA : 3274 sq.ft. (304.2 sq.m.) approx.

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Martin & Co Medway Sales  
161 High Street, Rochester, Kent, ME1 1EH

<http://www.martinco.com>



**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All**

**Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, Fixtures and Fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

