



Watts Avenue | | Rochester | ME1 1RX

Guide price £900,000





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Set along the ever-desirable Watts Avenue in Rochester, this substantial Victorian semi-detached residence offers approximately 2,400 sq. ft. of versatile living accommodation arranged over multiple levels, making it ideal for large families, multigenerational living or those seeking flexible work-from-home space.

The property retains a wealth of period charm, including stained-glass detailing, bay windows and elegant proportions, while offering practical modern living throughout. Three generous reception rooms provide excellent versatility, whether used as formal sitting rooms, family spaces or additional bedrooms if required. A bright conservatory enjoys pleasant garden views and opens directly onto the rear patio, creating a seamless link between indoor and outdoor living.

- 6 spacious bedrooms
- 3 modern bathrooms
- 3 elegant reception rooms
- Victorian semi-detached house
- Large south-facing patio
- Private rear garden
- Close to town centre
- Near Rochester station
- Charming architectural features
- Viewing recommended

Entrance Hall

Lounge/Bedroom

16'9" x 14'4" (5.1x4.36)

Sitting Room

20'10" x 12'4" (6.35m x 3.77m)

Conservatory

16'8" x 12'4" (5.09m x 3.77m)

Kitchen

9'3" x 7'10" (2.83m x 2.39m)

Shower Room

13'8" x 9'3" (4.16m x 2.83m)

Primary Bedroom

20'10" x 12'4" (6.35m x 3.77m)

Bedroom/Lounge

16'9" x 11'10" (5.1x3.6)

Bedroom

10'3" x 9'9" (3.13x2.97)

Kitchen 2

9'9" x 6'6" (2.96m x 1.98m)

Shower Room 2

9'9" x 6'10" (2.96x2.08)

Bedroom/Lounge

13'3" x 11'10" (4.03m x 3.59m)

Bedroom 3

10'3" x 9'9" (3.13m x 2.97m)

Kitchen 3

10'3" x 9'8" (3.13x2.95)

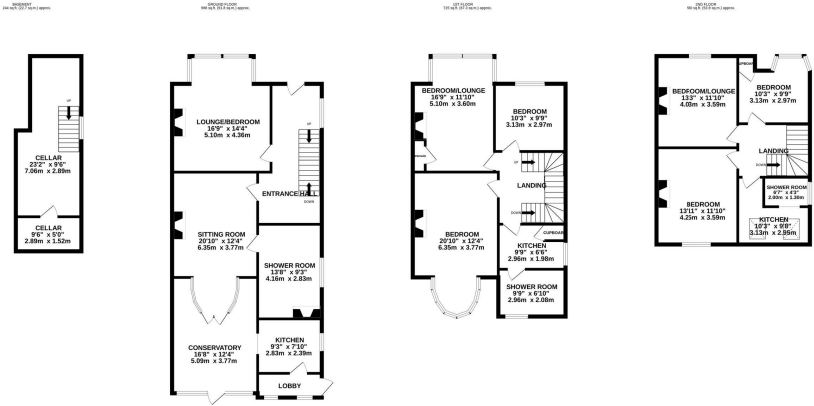
Shower Room 3

6'7" x 4'3" (2x1.3)

Rear Garden

Cellar

23'2" x 9'6" and 9'6" x 5'0" (7.06m x 2.89m and 2.89m x 1.52m)



TOTAL FLOOR AREA: 2537 sq ft (235.7 sq.m) approx.  
Whilst every effort 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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