



Ridley Road | Rochester | ME1 1UL

Guide price £1,100,000



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A rare opportunity to purchase a substantial five-bedroom detached family home on one of Rochester's most prestigious residential roads. Situated on sought-after Ridley Road, the property offers over 2,600 sq. ft. of immaculate, move-in-ready accommodation arranged across three spacious floors.

The ground floor features a welcoming entrance hall, an elegant main lounge, a separate study ideal for home working, and a stunning kitchen with central island opening into the dining area to create a sociable hub for modern family living. A versatile snug provides additional reception space, complemented by a utility room, guest WC and excellent storage throughout.

The first floor comprises four well-proportioned bedrooms, including one with an en-suite shower room,



| 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 |

Entrance Hall
Kitchen / Dining Room
15'5" x 13'5" (4.71m x 4.09m)

Bedroom 4
11'1" x 8'7" (3.38m x 2.61m)

Bedroom 5
10'11" x 9'2" (3.32m x 2.79m)

Sitting Room
15'5" x 12'7" (4.71m x 3.83m)

Living Room
15'0" x 10'9" (4.57m x 3.28m)

Study
10'9" x 4'10" (3.28m x 1.47m)

Utility Room
6'11" x 6'0" (2.11m x 1.84m)

WC

Landing 1st Floor

Bedroom 2
11'11" x 10'11" (3.64m x 3.32m)

Bedroom 3
11'4" x 10'9" (3.45m x 3.26m)

Bathroom 1st Floor
8'6" x 8'2" (2.59m x 2.48m)

Master Bedroom
17'5" x 11'2" (5.32m x 3.39m)

Dressing Room
14'0" x 11'1" (4.27m x 3.38m)

Ensuite
6'1" x 5'2" (1.85m x 1.57m)

Landing 2nd Floor

Bathroom 2nd Floor
9'10" x 9'8" (3.01m x 2.96m)

Rear Garden

Garage



TOTAL FLOOR AREA: 2977 sq ft. (276.6 sq m) approx.
Whilst every care has been made to ensure the accuracy of the floorplan contained, the measurements or dimensions are approximate and should be used as such by any prospective purchaser. The seller, agent and their surveyor accept no responsibility as to their operability or efficiency can be given.
These with Machin 2020

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