



## 2 Benenden Road

### Rochester, Kent, ME2 4NU

GREENLEAF PROPERTY SERVICES are delighted to introduce this substantial extended five bedroom semi-detached house to the market located in sought-after Wainscott ME2, and available for the first time in just under 70 years! This versatile and spacious family home was bought new by the current owner's family in 1956, extended in 1982, and is offered to the market with NO ONGOING CHAIN. Whilst in need of some updating and modernising throughout, the property offers fantastic accommodation and potential for any discerning buyer, and enjoys a good size corner plot, with ample off road parking, potential for more, an integrated double garage, spacious open-plan lounge/diner, conservatory, kitchen/breakfast room, two bathrooms, a separate WC, established gardens to front and rear, and solar panels.

The layout briefly consists of: Hallway giving access to lounge/diner through to conservatory, kitchen/breakfast room through to rear lobby, bathroom and integral garage, and stairs up to first floor; The first floor landing gives access to five bedrooms-(one of which has previously been used as an upstairs kitchen)- shower room and separate WC. The loft is boarded, has power and light, a basin, and potential for further accommodation subject to usual permissions and new owners wishes.

Located close to highly regarded local schools for all age groups including the new Maritime Academy currently under construction, all A2/M2/M20 road links are a short drive away. Strood and the historic Rochester town centres offer a wide range of shopping facilities, restaurants, cafes and bars, whilst the comprehensive Dockside outlet is a short drive away also. Strood station is a short walk away and offers a fast train service to London St Pancras, whilst bus stops are nearby also. Opportunities such as this are few and far between, we therefore recommend viewing at your earliest convenience to avoid disappointment.

**Price Guide £450,000**

# 2 Benenden Road

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- EXTENDED FIVE BEDROOM SEMI-DETACHED HOUSE ON CORNER PLOT WITH NO CHAIN
- LOFT WITH POTENTIAL FOR FURTHER ACCOMMODATION SUBJECT TO PERMISSIONS
- TWO BATHROOMS AND SEPARATE WC
- EPC GRADE C / COUNCIL TAX BAND D / FREEHOLD

- OFF ROAD PARKING AND INTEGRAL DOUBLE GARAGE
- OPEN-PLAN LOUNGE/DINER
- WALK TO SCHOOLS AND STATION WITH FAST TRAINS TO LONDON / NEARBY BUS STOPS

- SUBSTANTIAL AND VERSATILE PROPERTY WITH POTENTIAL TO UPDATE AND MODERNISE
- OPEN-PLAN KITCHEN/BREAKFAST ROOM
- CLOSE TO ALL AMENITIES AND A2/M2/M20 ROAD LINKS

### Entrance Porch

8'2" x 3'7" (2.5m x 1.1m)

Useful spacious entrance porch with plenty of space for shoes and coats, tiled flooring, windows to front and side.

### Hallway

9'10" x 5'10" (3.0m x 1.8m)

With neutral carpet and decor, access to lounge/diner through to conservatory, kitchen/breakfast room through to rear lobby, bathroom, and garage, stairs up to first floor.

### Lounge Area

13'5" x 11'9" (4.1m x 3.6m)

Spacious lounge area with bay window to front, feature fireplace (untested), neutral carpet and decor with coving, open-plan to dining area.

### Dining Area

11'9" x 10'5" (3.6m x 3.2m)

Located to the rear of the house with access into conservatory, neutral carpet and decor continued, serving hatch into the kitchen.

### Conservatory

9'2" x 6'4" (2.8m x 1.95m)

Lovely space to enjoy the established garden and private outlook, neutral carpet, sliding doors out to garden and patio.

### Breakfast Room Area

13'9" x 9'0" (4.2m x 2.75m)

With good range of wall and base units with contrasting vinyl worktops, neutral wall tiles and vinyl flooring, pantry, space for table and chairs, door out to garden with window to side, open archway into main kitchen area.

### Kitchen Area

17'4" x 9'2" (5.3m x 2.8m)

With further extensive range of wall, base units, and worktops, windows to rear and side offering lots of natural light, neutral decor, basin and separate appliances possibly to stay.

### Rear Lobby

5'2" x 3'3" (1.6m x 1.0m)

Giving access to the downstairs bathroom/WC and into integral garage, neutral carpet and decor.

### Bathroom

6'6" x 4'9" (2.0m x 1.45m)

With modern white site consisting of bath with shower over, basin/vanity and WC, attractive neutral wall tiles and floors.

### Integral Double Garage

17'8" x 16'0" to 10'9" (5.4m x 4.9m to 3.3m)

Good size integral garage with power and light, garage door to front, rear access from rear lobby, recently used as a gym, potential for further accommodation subject to new owners wishes.

### Landing

8'6" x 6'10" (2.6m x 2.1m)

Spacious landing with neutral carpet and decor giving access to four double bedrooms, a good size single bedroom/office, shower room, separate WC, and loft. The loft is boarded, has power and light, and a basin- good potential for full conversion subject to usual permissions.

### Inner Landing

6'2" x 3'3" (1.9m x 1.0m)

Further landing giving access to double bedrooms four and five. Further loft area also.

### Bedroom One

14'1" x 11'5" (4.3m x 3.5m)

Double bedroom with bay window to front of house, neutral carpet and decor, and fitted wardrobes and cupboards.

### Bedroom Two

13'1" x 8'6" (4.0m x 2.6m)

Double bedroom with neutral carpet and decor, built-in cupboard, window to rear.

### Bedroom Three/Office

9'2" x 7'6" (2.8m x 2.3m)

Good size single bedroom/office with neutral carpet and decor, window to front of house.

### Bedroom Four

12'5" x 11'7" (3.8m x 3.55m)

Double bedroom with neutral carpet and decor, previously used also as a "kitchenette" with basin, built-in cupboards, windows to rear and side of property.

### Bedroom Five

16'0" x 8'6" (4.9m x 2.6m)

Further double bedroom with window to front of house, neutral carpet and decor.

### Shower Room

6'4" x 5'6" (1.95m x 1.7m)

Good size room with white shower, WC, basin/vanity, white walls tiles with decorative border, vinyl flooring, built-in cupboard.

### WC

5'6" x 3'11" (1.7m x 1.2m)

Useful extra room with WC and basin, window to rear, vinyl flooring and neutral wall tiles.

### Garden

With paved patio area and side access, lawn garden with raised flower beds and established plants, trees and shrubs, and summerhouse.

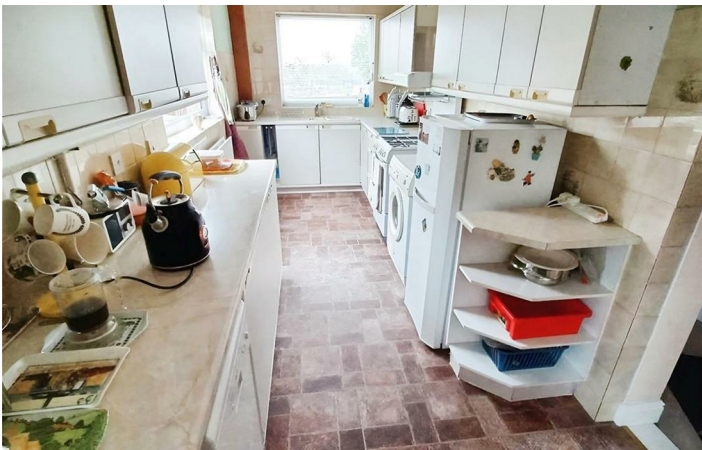
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### Agents Note 2

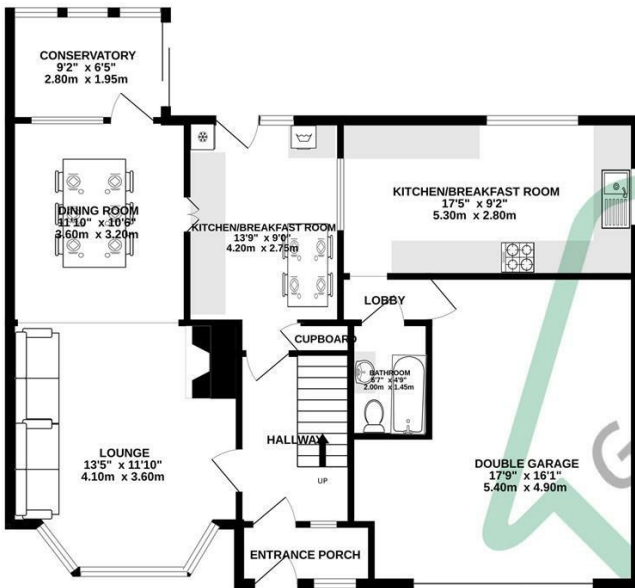
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Tel: 01634730672

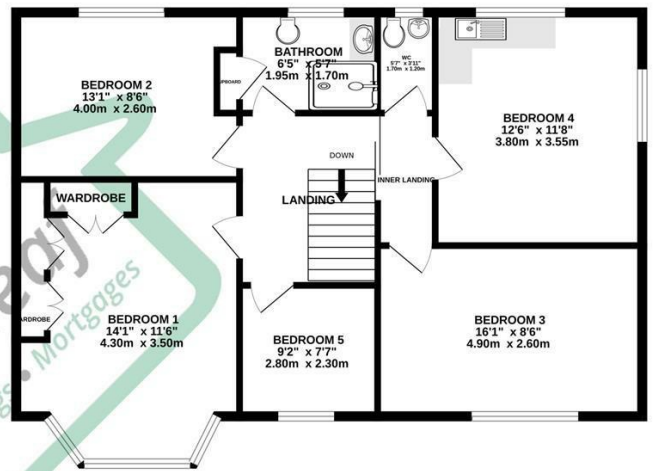




GROUND FLOOR  
1025 sq.ft. (95.3 sq.m.) approx.



1ST FLOOR  
898 sq.ft. (83.5 sq.m.) approx.



TOTAL FLOOR AREA : 1924 sq.ft. (178.7 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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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	75	85

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		

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