



## 37 Lingley Drive Rochester, ME2 4ND

Greenleaf Property Services are pleased to offer to the market for the first time in nearly 50 years, this well maintained and immaculately presented semi-detached property, situated in the sought after Lingley Drive, Wainscott.

The accommodation comprises of entrance porch, entrance hallway, lounge/dining room which leads on to a part-brick built conservatory and modern fitted kitchen with integrated appliances. To the first floor there are three good size bedrooms with built-in wardrobes to bedrooms one and two, and a modern shower room W/C.

The property has a good size westerly facing rear garden, block-paved off road parking for two vehicles and a useful garage to the rear.

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.

EPC Grade C. Council Tax Band Band D.

## Offers In The Region Of £390,000

# 37 Lingley Drive

Rochester, ME2 4ND



- NO CHAIN!
- CONSERVATORY
- OPEN-PLAN LOUNGE/DINING ROOM
- COUNCIL TAX BAND D
- SOUGHT-AFTER LOCATION
- MODERN KITCHEN & SHOWER ROOM W/C
- GOOD SIZE REAR GARDEN
- THREE BEDROOMS
- GARAGE TO REAR
- EPC GRADE C

## Entrance Porch

## Entrance Hall

## Lounge/Dining Room

25'10" x 11'1" (narrowing to 8'9") (7.89 x 3.40 (narrowing to 2.67))

## Conservatory

16'11" x 9'4" (5.16 x 2.86)

## Kitchen

12'7" x 8'2" (3.86m x 2.49m)

## First floor Landing

Window to side, entrance to loft.

## Bedroom

14'0" x 9'9" (4.29 x 2.99)

## Bedroom

11'0" x 9'8" (3.36 x 2.95)

## Bedroom

7'9" x 6'11" (2.37 x 2.13)

## Shower Room W/C

6'4" x 5'5" (1.95 x 1.66)

## Rear Garden

Good Size rear garden, patio area, mainly laid to lawn and side access

## Garage

To rear with up and over door.

## Off Road Parking

for two vehicles to front.

## Agents Note

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not

been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, If you require clarification or further information on any points, please contact us. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

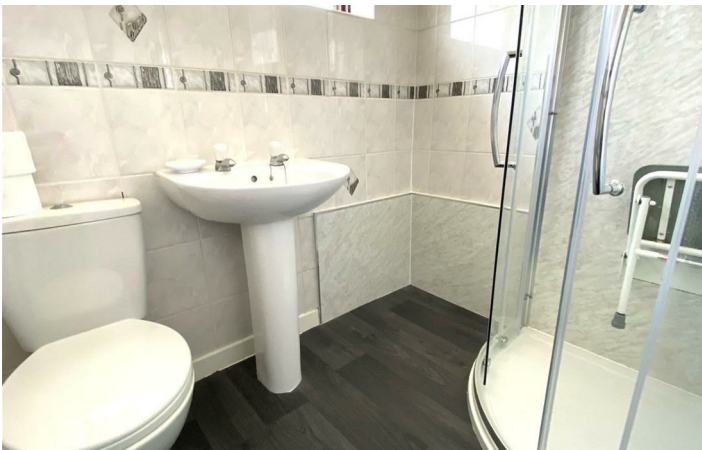
## Agents Note

Greenleaf work closely with qualified, trusted and competitive mortgage consultants and local solicitors, enabling clients the time-saving opportunity of keeping all aspects of buying and selling a property under one roof. For this service we receive a fee of between one and two hundred and fifty pounds per referral.



## Directions

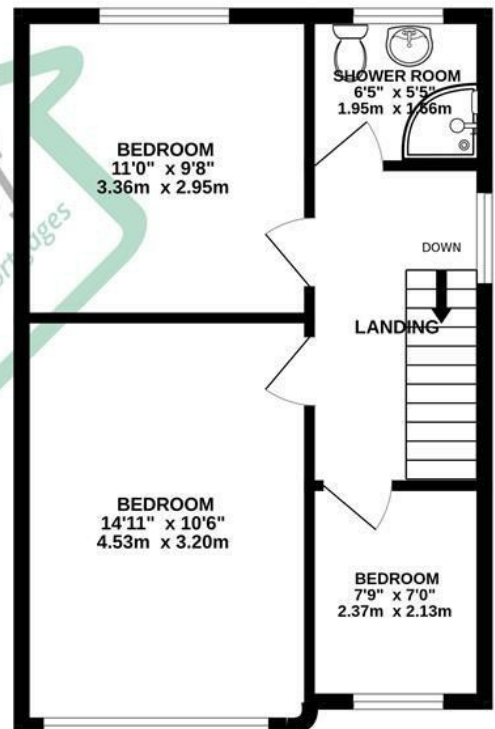
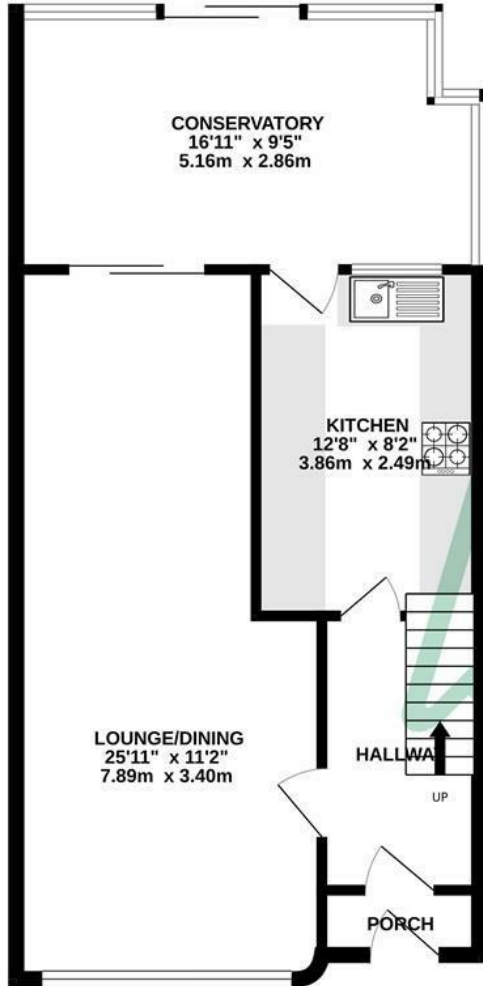
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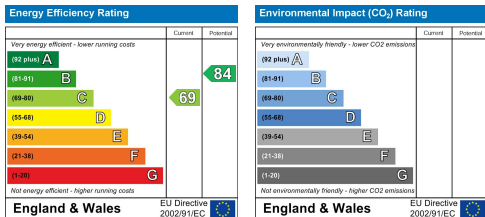
GROUND FLOOR  
587 sq.ft. (54.5 sq.m.) approx.

1ST FLOOR  
432 sq.ft. (40.1 sq.m.) approx.



TOTAL FLOOR AREA : 1019 sq.ft. (94.6 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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