



193A Lodge Hill Lane

Chattenden, ME3 8NP

GREENLEAF PROPERTY SERVICES are delighted to introduce this well presented semi-detached house to the market, in sought-after Chattenden, Rochester ME3, available with NO ONGOING CHAIN. Boasting three bedrooms, a stunning open-plan lounge/integrated kitchen-breakfast room, conservatory with potential for use as a separate dining room, downstairs WC and useful entrance porch, this modern family home further benefits from a garage to the side of the property (with potential for further accommodation subject to usual consents), and off-road parking to the front of the property. There is also a good size summerhouse to the rear, with power and light, and potential for a variety of uses, subject to the new owners wishes.

The layout briefly comprises of: Entrance porch giving access to WC/Cloakroom, doorway into lounge area, open-plan into kitchen/breakfast room and through to good size conservatory; The upstairs landing gives access to three bedrooms and family bathroom, whilst to the rear of the property there is a spacious patio and lawn garden, summerhouse, and access into the rear of the garage.

Located on a quiet no-through lane close to all A2/M2/M20 road links, Rochester and Strood town centres and all amenities are a short drive away, offering a wide range of shopping, dining and leisure facilities, and stations providing fast trains to London in approx 40 minutes. Beautiful countryside walks are on your doorstep, and a highly regarded local school is a walk away. Interest is sure to be strong in this ready-to-move into family house, we therefore recommend viewing at your earliest convenience to avoid disappointment.

Price Guide £335,000

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Chattenden, ME3 8NP



- WELL PRESENTED SEMI-DETACHED HOUSE WITH NO CHAIN
- IMPRESSIVE SPACIOUS OPEN-PLAN LOUNGE/DINER/KITCHEN
- SOUGHT-AFTER LOCATION CLOSE TO LOCAL SCHOOL
- EPC GRADE C / COUNCIL TAX BAND C / FREEHOLD
- THREE BEDROOMS
- DOWNSTAIRS WC / SPACIOUS CONSERVATORY
- CLOSE TO ALL A2/M2/M20 ROAD LINKS
- GARAGE AND OFF ROAD PARKING
- PATIO AND GOOD SIZE GARDEN / SUMMERHOUSE WITH POWER AND LIGHT
- SHORT DRIVE TO ALL AMENITIES AND STATIONS WITH FAST TRAINS TO LONDON

Entrance Porch

3'3",311'8" x 3'3" (1,95m x 1.0m)

Useful space for shoes and coats, with grey laminate flooring and white walls, window to side with fitted blinds, doors into WC and main house.

WC

5'2" x 2'9" (1.6m x 0.85m)

With white WC and basin/vanity unit, feature grey tiled walls and grey laminate flooring, window to front of house.

Lounge Area

14'5" x 13'5" (4.4m x 4.1m)

Light and spacious lounge to front of house, open-plan into the kitchen/breakfast area, grey laminate flooring continued with white walls, bay windows to front with fitted blinds, stairs up to first floor, good size storage cupboard underneath.

Kitchen/Diner

14'5" x 10'2" (4.4m x 3.1m)

Open-plan from the lounge, impressive modern kitchen with good range of white gloss wall and base units, breakfast bar, marble-effect worktops with white metro-tile splashbacks, integrated washing machine, dishwasher and range-style gas hob, separate fridge-freezer possibly to stay, boiler located here also, downlighters to this area, feature vertical grey radiator. Double doors from the area lead into the conservatory.

Conservatory

13'9" x 7'6" (4.2m x 2.3m)

Good size conservatory with double doors out to the patio and garden, with grey laminate flooring continued, potential for use as separate dining room subject to new owners wishes.

Landing

8'8" x 2'7" (2.65m x 0.8m)

With neutral grey carpet and white walls, built-in cupboard, access to bedrooms and bathroom.

Bedroom One

14'5" x 8'8" (4.4m x 2.65m)

Good size double bedroom with window and fitted blinds to front of house, grey laminate flooring and white walls.

Bedroom Two

9'8" x 7'10" (2.95m x 2.4m)

Double bedroom with grey laminate flooring and neutral decor with feature wall, window to rear of property.

Bedroom Three

8'6" x 6'4" (2.6m x 1.95m)

Single bedroom with laminate flooring and neutral decor with feature wall, window to rear, loft access from this room.

Bathroom

7'8" x 4'11" (2.35m x 1.5m)

Spacious bathroom with white suite consisting of bath with shower over, WC and basin, radiator, grey laminate flooring with neutral attractive wall tiles, downlighters, window to side of house.

Garage and Off Road Parking

17'4" x 8'2" (5.3m x 2.5m)

Attached to side of property with off-road parking in front, power and light, up and over door to front, rear access door into patio and garden.

Patio and Garden

With good size paved patio area perfect for outdoor dining/BBQs, raised flowerbeds, all fully fenced, leading to attractive lawn area and summerhouse.

Summerhouse

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

Useful space previously used as a hair salon, own power and light, pitched roof, wooden structure, potential for use as an office or gym subject to the new owners wishes.

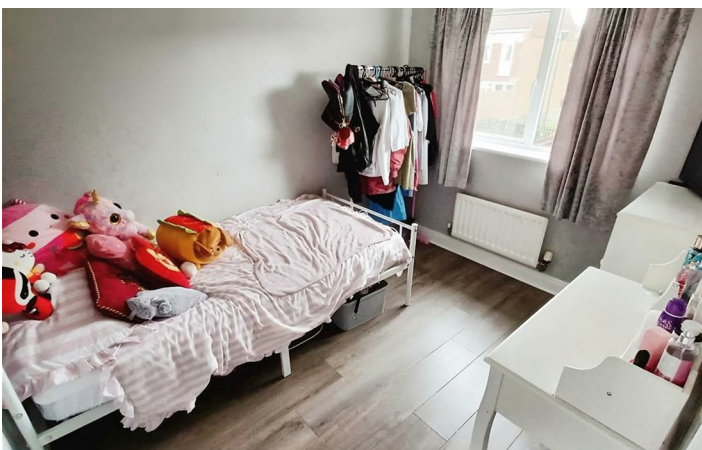
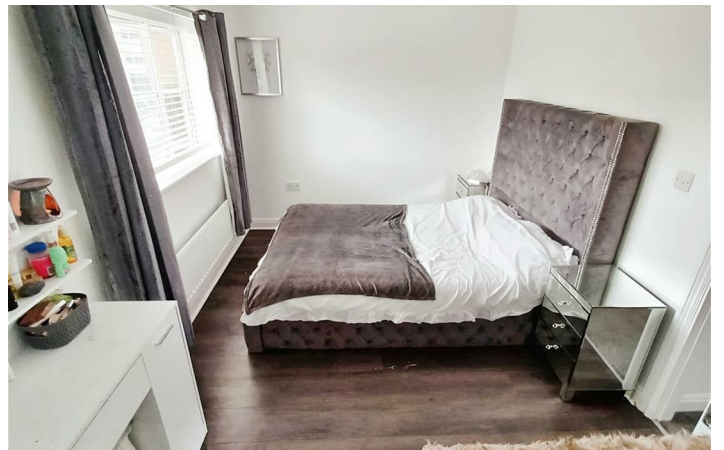
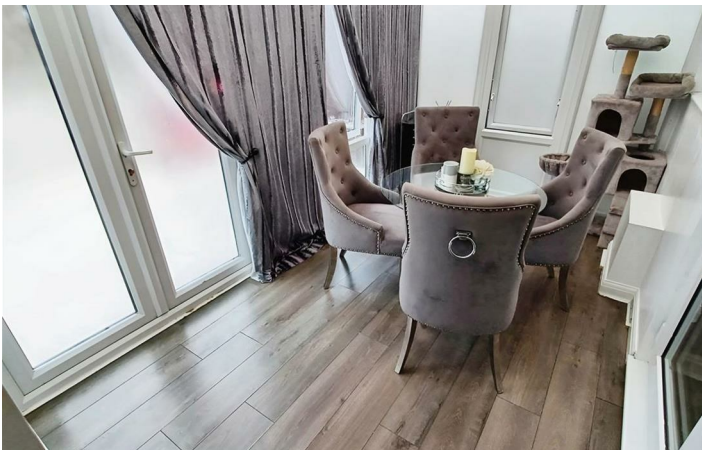
Agents Note 1

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 pounds per referral.

Agents Note 2

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.

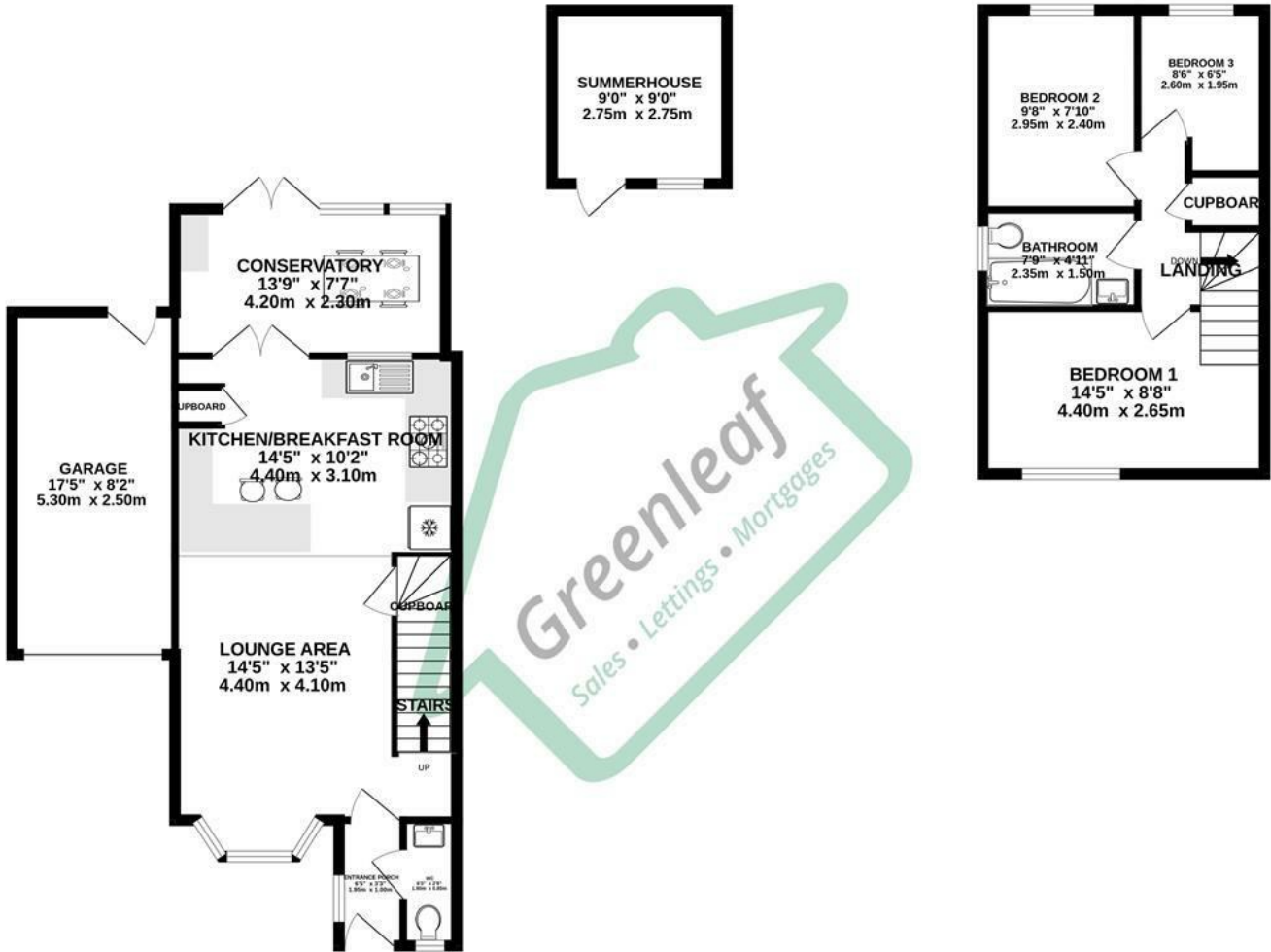
Tel: 01634730672





GROUND FLOOR
722 sq.ft. (67.1 sq.m.) approx.

1ST FLOOR
343 sq.ft. (31.9 sq.m.) approx.



TOTAL FLOOR AREA : 1065 sq.ft. (98.9 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			85
(81-91) B			
(69-80) C			71
(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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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