



## 38 Allington Drive

Rochester, ME2 3SZ

GREENLEAF PROPERTY SERVICES are delighted to introduce to the market this impressive extended semi-detached house for sale, in a sought-after residential location in Strood, Rochester. Built in 1954, this spacious and attractive bay-fronted family home boasts three bedrooms, a great size open-plan lounge/reception room, an extended dining area to the rear-side of the kitchen with potential to knock through, (subject to usual permissions), and a large lawn garden complete with shed and greenhouse. Further benefits include a garage to the side of the property with electric door, electric vehicle charging point, ample block-paved off road parking, and stylish plantation shutters to the front of the house. Whilst this well-presented extended property has been well cared for by the current owners and is ready to move into and enjoy, there is still much potential to further extend and develop to the side and rear, or into the loft, subject to usual permissions and new owners wishes. Interest is sure to be strong in this beautiful home with potential, we therefore recommend viewing at your earliest convenience to avoid disappointment.

The layout briefly consists of: Storm porch into hallway giving access to the large open-plan lounge/reception room, extended dining area and kitchen to rear, patio doors out to garden, and stairs up to the first floor: The first floor landing gives access to three bedrooms, the family bathroom, and loft.

Enviably located close to highly regarded schools for all age groups and A2/M2/M20 road links into London and coast, Strood and the nearby historic Rochester High Street offer a wealth of dining, shopping and leisure amenities, as well as stations providing 40 minute fast services into London St Pancras.

**Price Guide £385,000**

# 38 Allington Drive

## Rochester, ME2 3SZ



- SEMI-DETACHED BAY-FRONTED HOUSE
- THREE BEDROOMS
- GOOD SIZE GARDEN
- EPC GRADE C / COUNCIL TAX BAND D / FREEHOLD
- EXTENDED TO REAR OF PROPERTY TO PROVIDE EXTRA KITCHEN AND DINING AREA
- OPEN-PLAN LOUNGE/DINER
- CLOSE TO LOCAL SCHOOLS AND ALL A2/M2/M20 ROAD LINKS
- GARAGE AND GENEROUS BLOCK-PAVED OFF ROAD PARKING
- WELL PRESENTED WITH POTENTIAL TO FURTHER EXTEND AND IMPROVE
- CLOSE TO TOWN AND ALL LEISURE AND SHOPPING AMENITIES

### Hallway

12'9" x 5'10" (3.9m x 1.8m)

Spacious and light hallway giving access to the lounge through to the rest of the ground-floor, stairs up to the first floor with two under-stairs cupboards, neutral tiled flooring and decor with coving.

### Lounge/Reception Room

25'9" (into bay) x 10'4" (7.85m (into bay) x 3.15m)

A very spacious open-plan area for all the family, currently with neutral carpet and decor, stylish fitted plantation shutters to the bay window at the front of house affording plenty of natural light, and a fireplace with potential. There is potential in our opinion to separate this area into two rooms with the use of bi-folding doors, subject to the new owners wishes, or alternatively, you may wish to separate this whole area from the dining room to the rear also. The space and potential is there, the choice is yours.

### Dining Room

11'5" x 10'4" (3.5m x 3.15m)

Dining room area to the extended rear of the property which is open-plan from the large lounge/reception area, vertical feature radiator, neutral tiled flooring and decor, double doors out to the patio and garden, open doorway into the kitchen.

### Kitchen

14'7" x 5'10" (4.45m x 1.8m)

Extended kitchen to rear of property with good range of neutral base and wall units with ample wood-effect worktop space, neutral floor and splashback tiles,

built-in hob and oven, separate fridge-freezer, dishwasher and washing machine, window to rear with views across the garden. Open-plan into dining room from here, with potential to open-plan into the dining area or perhaps add an island/breakfast bar.

### Landing

9'10" x 6'0" (3.0m x 1.85m)

Spacious and light landing giving access to three bedrooms and bathroom, loft access with potential to create further accommodation subject to the new owners wishes and usual consents. (The loft is currently partially boarded and has a light).

### Bedroom One

13'3" x 10'5" (4.05m x 3.2m)

Good size double bedroom with bay window and fitted shutters to front of house, neutral carpet and decor, coving and feature radiator.

### Bedroom Two

11'11" x 10'5" (3.65m x 3.2m)

Double bedroom with neutral carpet and decor, built-in wardrobe/storage, window to rear of property.

### Bedroom Three

7'2" x 6'2" (2.2m x 1.9m)

Single bedroom with neutral carpet and decor, window with fitted shutters to front of house.

### Bathroom

6'0" x 5'4" (1.85m x 1.65m)

With white suite consisting of bath with electric shower over, basin and WC,

neutral white wall tiles with decorative feature border, a stylish chrome radiator, and feature pebble-stone flooring.

### Garage

17'0" x 7'8" (5.2m x 2.35m)

Good size single garage with electric door, power and light, electric vehicle charging point, window and doorway to rear to rear of house. The boiler is also conveniently located here.

### Garden

Directly to the rear of the house is a good size decked patio area in need of some TLC, alternatively potential to pave as the new owners see fit. There are raised planters, further hard-standing to side of house leading to the rear of the garage, and a handy storage shed also. From here there is a fantastic size lawn garden with greenhouse at the bottom, a perfect blank canvas for all those gardening enthusiasts.

### Agents Note

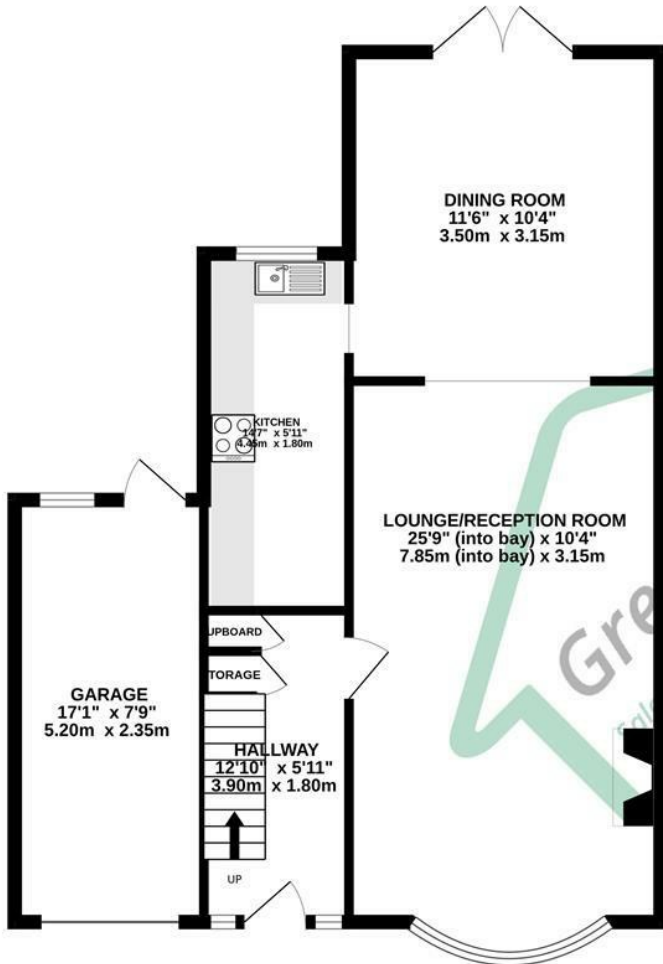
### Agents Note

Tel: 01634730672

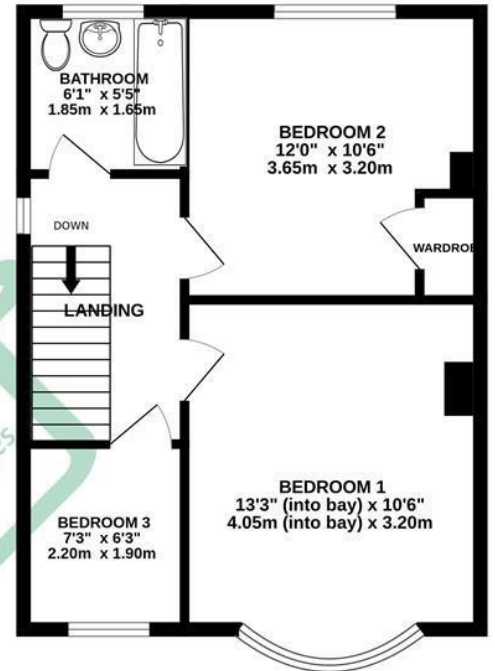




GROUND FLOOR  
743 sq.ft. (69.0 sq.m.) approx.



1ST FLOOR  
470 sq.ft. (43.7 sq.m.) approx.



TOTAL FLOOR AREA: 1212 sq.ft. (112.6 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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Energy Efficiency Rating		Current	Planned
Very energy efficient - lower running costs			
(92 plus)	A		85
(81-91)	B		
(69-80)	C		69
(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 <sub>2</sub> ) Rating		Current	Planned
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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