



## 5 Chinon Grove

### Rochester, ME2 2ZL

(£475,000- £500,000)

GREENLEAF PROPERTY SERVICES are delighted to introduce to the market this beautifully presented detached house, complete with garage, office/summerhouse, ample off road parking, and a peaceful cul de sac location a few steps from stunning riverside walks and views. Built in 2019, with the remaining NHBC warranty still in place, this well-appointed spacious and light family home boasts high quality flooring and stylish modern decoration, a lovely open-plan kitchen/diner with integral appliances, separate lounge, downstairs WC/cloakroom, utility room, and a "master suite" with its own hallway and access to the en suite shower room. There is a good size low-maintenance garden and patio, and the property further benefits from a peaceful outlook over the protected nature reserve to the side, and is just a few minutes walk to stunning riverside views and walks.

The layout briefly consists of: Spacious entrance hallway giving access to kitchen/diner through to utility room, WC/cloakroom, and lounge; The upstairs landing gives access to two double bedrooms, family bathroom, and master bedroom with own hallway and en suite. The garden is accessed via the patio doors in the kitchen/diner, and there is also rear garage/parking access from the utility room. The bonus summerhouse/office has been built to a high standard, and benefits from power and light, perfect for a variety of uses.

Located within a walk of Medway Valley Park with the Odeon, restaurants and leisure facilities on your doorstep, Strood, Rochester, and Cuxton stations with fast trains to London are a short drive away, as are all A2/M2/M20 road links to London and coast. Highly regarded schools for all age groups are nearby, whilst Strood and Rochester boast a further abundance of restaurants, shopping, dining and leisure amenities. This much loved property has been well cared for by the current owner, we therefore recommend viewing at your earliest convenience to avoid disappointment.

**Price Guide £475,000**

# 5 Chinon Grove

## Rochester, ME2 2ZL



- DETACHED 5 YEAR OLD HOUSE IN CUL DE SAC LOCATION NEAR RIVER WITH REMAINING 5 YEAR NHBC WARRANTY
- OPPOSITE NATURE RESERVE AND NEARBY RIVERSIDE
- DOWNSTAIRS WC / EN SUITE / FAMILY BATHROOM / UTILITY ROOM
- EPC GRADE B / COUNCIL TAX BAND E / FREEHOLD / ESTATE FEE APPROX £310 P.A
- THREE DOUBLE BEDROOMS
- GARAGE AND AMPLE OFF ROAD PARKING
- SHORT DRIVE TO STATIONS WITH FAST TRAINS TO LONDON
- BEAUTIFULLY PRESENT THROUGHOUT
- DETACHED SUMMERHOUSE/OFFICE/GYM/STUDY
- CLOSE TO NEARBY SCHOOLS AND ALL A2/M2/M20 ROAD LINKS

### Hallway

7'6" x 7'2" (2.3m x 2.2m)

Spacious and light entrance hallway with stylish neutral tiled flooring and decor, giving access to kitchen/diner, lounge, WC/Cloakroom, and stairs up to first floor.

### WC/Cloakroom

5'8" x 3'9" (1.75m x 1.15m)

Good size WC with white suite consisting of WC and basin, neutral tiled flooring and decor, grey splashback tiles, and downlighters.

### Lounge

18'10" x 10'7" (5.75m x 3.25m)

Attractive lounge from front to rear of property, windows/fitted blinds front and side offering lots of natural light, two feature lights, neutral carpet and decor.

### Kitchen/Diner

18'10" x 11'3" (5.75m x 3.45m)

Lovely light and spacious room with dining area to front of house, windows and fitted blinds, patio doors out to patio and garden, Amtico wood-effect flooring, neutral decor, and downlighters throughout the room. A large breakfast bar leads into the kitchen area with window/blinds overlooking the garden, ample fitted white-gloss wall and base units with chrome fixtures and fittings, grey wood-effect worktops, integral double oven and hob, dishwasher, and space for large fridge-freezer.

### Utility Room

7'0" x 5'8" (2.15m x 1.75m)

With Amtico flooring and neutral decor continued, useful further worktop with basin, space and plumbing underneath for washing machine and dryer, built-in wall cupboards, feature light, door into under-stairs cupboard and door out to rear of house leading to garage and off road parking.

### Landing

12'1" x 7'0" (3.7m x 2.15m)

Good size landing with attractive neutral carpet and decor, window/blinds to rear, two stylish feature lights, large built-in airing cupboard housing boiler, access to all upstairs rooms.

### Master Bedroom

18'10" to 9'8" x 10'9" (5.75m to 2.95m x 3.3m)

With "inner hallway" giving access to en suite and master bedroom, good size double bedroom with fitted wardrobes, window/blinds to front of house, feature light, neutral carpet and decor.

### En Suite

7'0" x 6'6" (2.15m x 2.0m)

Spacious room with white suite consisting of large walk-in shower, WC and basin, window/blinds to side, vertical chrome radiator, downlighters, grey porcelain floor tiles with partial grey wall tiles and neutral decor.

### Bedroom Two

10'11" x 9'10" (3.35m x 3.0m)

Double bedroom with window/blinds to side and far-reaching countryside views, feature light, neutral carpet and decor.

### Bedroom Three

10'11" x 8'8" (3.35m x 2.65m)

Further double bedroom with window/blinds to front of house, built-in wardrobes, neutral carpet and decor.

### Family Bathroom

7'6" x 6'6" (2.3m x 2.0m)

Attractive bathroom with white suite consisting of bath with shower over, WC and basin, window/blinds to front of house, partial grey wall tiles and neutral decor, contrasting grey floor tiles, vertical chrome radiator, and downlighters.

### Summerhouse/Gym/Study/Office

9'8" x 8'8" (2.95m x 2.65m)

Very useful space built to a high quality, perfect for a variety of uses, (office, gym, or summerhouse), double doors, power and light, laminate floor with neutral decor.

### Garage and Off Road Parking

18'6" x 9'8" (5.65m x 2.95m)

Good size garage with "lofted ceiling" providing ample storage options, power and light. There are two spaces in front of the garage on the block-paved driveway, and a further parking private space to the side of the house.

### Garden

Good size south-west facing walled garden with large patio for BBQs and outdoor dining, spacious artificial lawn area, private and peaceful space with gated rear access to garage and off road parking.

### Agents Note 1

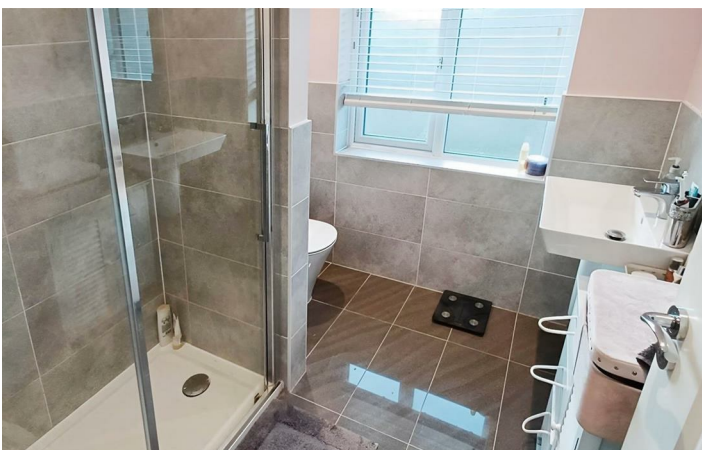
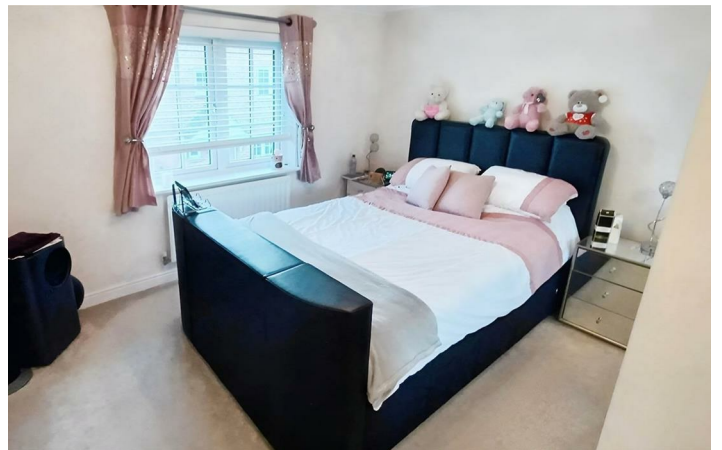
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### Agents Note 2

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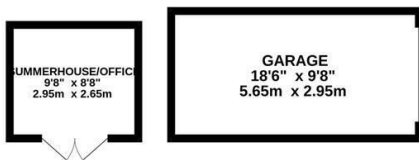
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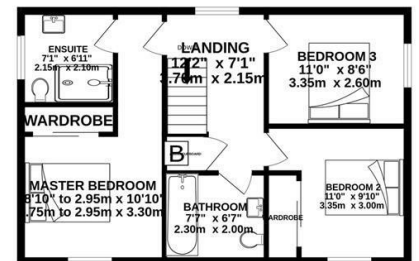




GROUND FLOOR  
807 sq.ft. (74.9 sq.m.) approx.

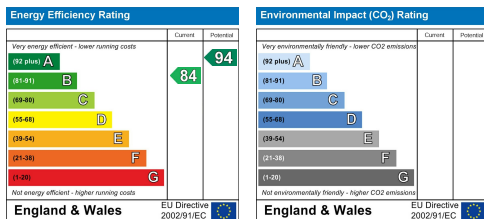


1ST FLOOR  
546 sq.ft. (50.7 sq.m.) approx.



TOTAL FLOOR AREA: 1353 sq.ft. (125.7 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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