



## 8 Frittenden Road

Wainscott, ME2 4JT

GREENLEAF PROPERTY SERVICES are delighted to introduce this well presented three bedroom semi-detached house to the market, in sought-after Wainscott, Rochester, available with NO ONGOING CHAIN! On the market for the first time in many years, this spacious family home boasts three bedrooms, a large conservatory, garage with double-length driveway providing off road parking for three cars, a fantastic sized summerhouse with potential for a variety of uses, and a beautifully established good size garden for all the family. This impressive property has been well cared for by the current owners and offers spacious accommodation throughout, there is also the potential to further extend to the rear or into the loft, subject to the new owners wishes and usual permissions.

The layout briefly comprises of: Entrance porch into hallway giving access to the kitchen, and the spacious open-plan lounge/diner through to conservatory; The upstairs landing gives access to three bedrooms, bathroom and loft; The garden is accessed from both the kitchen and conservatory, with further gated side access to the rear.

Located within walking distance of highly regarded local schools and amenities including the new Academy, Strood station is nearby with 35 minute fast services to London and coast, as are all A2/M2/M20 road links. Strood town centre offers a wide range of shopping, dining and leisure facilities, whilst Bluewater Shopping Centre is approximately a 20 minute drive away. Interest is sure to be strong in this family home with potential, we recommend viewing at your earliest convenience to avoid disappointment.

**Price Guide £380,000**

# 8 Frittenden Road

Wainscott, ME2 4JT



- SEMI-DETACHED HOUSE IN SOUGHT-AFTER WAINSCOTT LOCATION
- GARAGE AND AMPLE OFF ROAD PARKING
- WALK TO HIGHLY REGARDED SCHOOLS
- EPC GRADE D / COUNCIL TAX BAND D / FREEHOLD
- NO CHAIN!
- BEAUTIFULLY ESTABLISHED GARDEN WITH LARGE SUMMERHOUSE
- WALK TO STATION WITH 35 MINUTE FAST TRAINS TO LONDON
- THREE BEDROOMS
- SPACIOUS OPEN-PLAN LOUNGE-DINER AND CONSERVATORY
- CLOSE TO A2/M2/M20 ROAD LINKS AND ALL SHOPPING, DINING AND LEISURE AMENITIES

## Entrance Porch

5'6" x 4'3" (1.7m x 1.3m)

Stylish recently new front door into useful entrance porch with windows front and side, and tiled flooring.

## Hallway

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

With wood effect vinyl flooring and neutral decor with feature wall, access into kitchen and lounge/diner from here, stairs up to first floor.

## Lounge Area

14'1" (into bay) x 13'3" (4.3m (into bay) x 4.05m)

Great size room open-plan to the dining area, with neutral carpet and decor with feature wall, fireplace and surround, bay window to front of room offering lots of natural light.

## Dining Area

10'2" x 8'10" (3.1m x 2.7m)

Open-plan from lounge, plenty of space for good size table and chairs, useful serving hatch into kitchen, patio doors into conservatory from here.

## Conservatory

12'3" x 10'4" (3.75m x 3.15m)

Great size conservatory with grey tiled flooring, dwarf wall with glass walls all round, double doors out to patio.

## Kitchen

11'7" x 8'10" (3.55m x 2.7m)

With good range of neutral gloss wall and floor cupboards with chrome fixtures and fittings, contrasting worktops, black metro-tile splashbacks, wood-effect vinyl flooring, window to side and rear of room, useful serving hatch into dining area, integrated dishwasher, recently new range cooker, separate washing machine and fridge-freezer possibly to stay. Door out to garden from here.

## Landing

7'10" x 7'0" (2.4m x 2.15m)

With neutral carpet and decor, window to side, spacious landing giving access to three bedrooms, family bathroom, and loft (housing the boiler).

## Bedroom One

14'1" (into bay) x 11'9" to 10'4" (4.3m (into bay) x 3.6m to 3.15m)

Good size double bedroom with bay window to front, neutral carpet and decor with feature wall, useful built-in wardrobes.

## Bedroom Two

13'1" to 10'9" x 8'6" (4.0m to 3.3m x 2.6m)

Further double bedroom with neutral carpet and decor, built-in wardrobes, window to rear overlooking garden.

## Bedroom Three

9'0" x 7'6" (2.75m x 2.3m)

Single bedroom with neutral carpet and decor, built-in storage cupboard, window to front of house.

## Bathroom

6'2" x 5'6" (1.9m x 1.7m)

With white suite consisting of bath, basin/vanity unit and WC, window to rear of room, downlighters, neutral vinyl flooring and white wall tiles with decorative border.

## Garage

15'7" x 8'0" (4.75m x 2.45m)

Single garage with electric door to front, power and light, driveway to front for three cars.

## Garden

Good size lawn garden with established plants, flowers and trees, (including Cherry and Eucalyptus), leading to the spacious summerhouse with its own private and

peaceful terrace area, further shed-storage, and beautiful spacious tiled patio to side of garage. A gate to the rear-side leads out to the garage and driveway.

## Summerhouse

16'10" x 12'1" (5.15m x 3.7m)

Large wooden summerhouse with insulated floor and ceiling, tiled roof, currently laid out as two large separate rooms, with power and light, two windows to front, and double doors out to a decked area. Fantastic addition to the property with potential for a variety of uses-studio, office, gym?

## 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 pounds per referral.

## 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.

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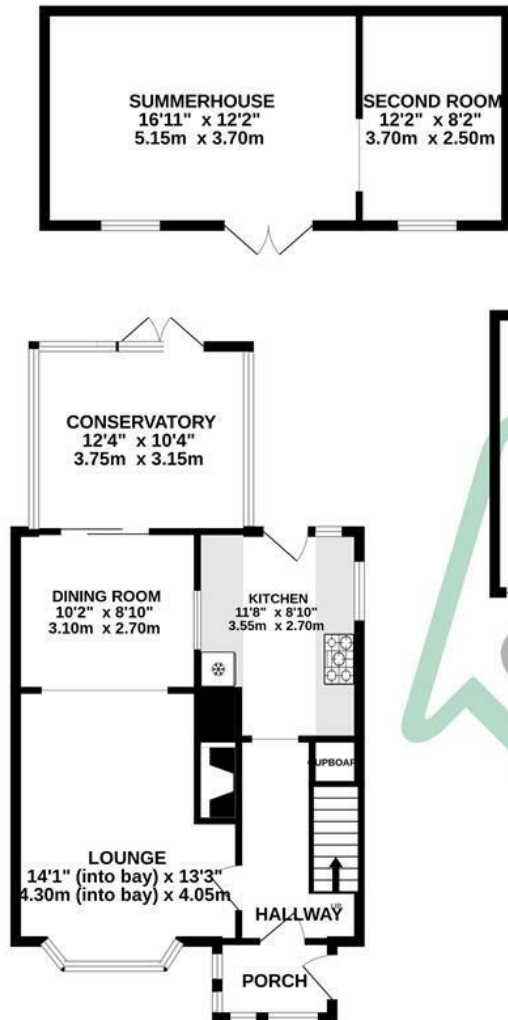




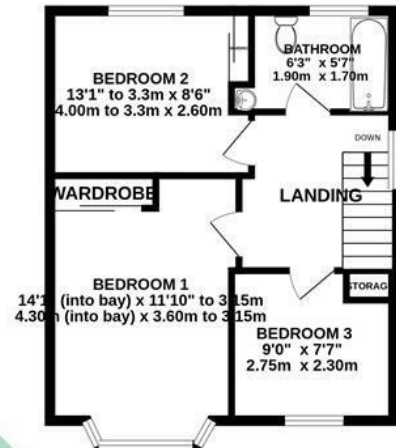




GROUND FLOOR  
1028 sq.ft. (95.5 sq.m.) approx.

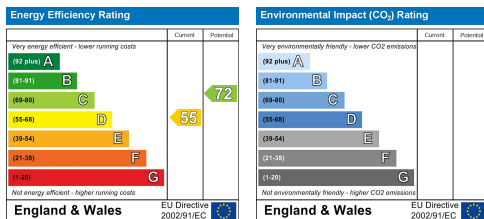


1ST FLOOR  
451 sq.ft. (41.9 sq.m.) approx.



TOTAL FLOOR AREA : 1480 sq.ft. (137.5 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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