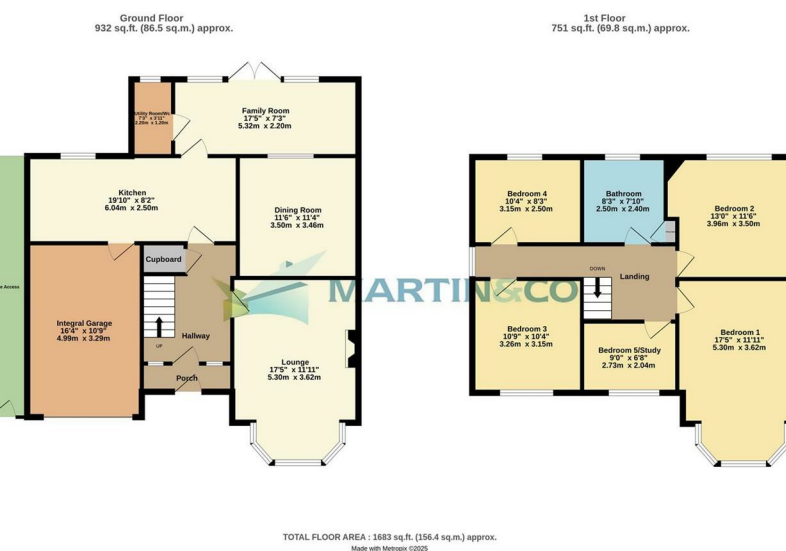




Hollywood Lane, Wainscott, Rochester

5 Bedrooms, Garage, Large Drive, Beautiful Plot

£650,000



- Three generous reception rooms
- Large bright lounge with large windows
- Newly fitted contemporary kitchen
- Utility room for added convenience
- Built-in wardrobes in bedrooms
- Single garage for secure parking
- Sought-after family-friendly location
- Close to schools and amenities
- Stunning large garden
- Large plot

Presenting this immaculate five-bedroom semi-detached house, now available for sale in a sought-after location close to nearby schools, local amenities, and attractive green spaces and parks. Ideal for families, this property offers spacious living arrangements and well-designed interiors to accommodate modern lifestyles.

Upon entry, you'll find three generous reception rooms, including a bright lounge enhanced by large windows that fill the space with natural light. The contemporary modern kitchen features a wealth of cupboards for storage, and comes complete with a utility room with a WC, offering ample space for meal preparation and everyday family needs.

The property comprises five well-proportioned bedrooms. The master bedroom is appointed with built-in wardrobes for added convenience, as are two of the double bedrooms, ensuring plenty of storage for the whole family. A further double bedroom and a single bedroom complete the sleeping accommodation.

Outside, there is a large private garden that provides an ideal backdrop for relaxation and play, perfect for outdoor dining during warmer months. The single garage offers secure parking or additional storage options, with access internally.

Further benefits include an EPC rating of D and council tax band E. This well-maintained home promises comfortable living in a family-orientated neighbourhood, blending practicality with a welcoming atmosphere. Early viewing is recommended to fully appreciate all that this remarkable property has to offer.

Broadband data: Standard, Superfast and Ultrafast available
Mobile data: Vodafone, EE, Three and O2 all available
Flooding Risks: Very low





Lounge
17'4" x 11'10"

Dining Room
3.50 x 3.46

Kitchen
19'9" x 8'2"

Family Room
17'5" x 7'2"

Utility Room
7'2" x 3'11"

Integral Garage
16'4" x 10'9"

Bedroom 1
17'4" x 11'10"

Bedroom 2
12'11" x 11'5"

Bedroom 3
10'8" x 10'4"

Bedroom 4
10'4" x 8'2"

Bedroom 5
8'11" x 6'8"

Bathroom
8'2" x 7'10"



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	60	71
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	60	71
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC 	



Ground Floor
932 sq.ft. (86.5 sq.m.) approx.



1st Floor
751 sq.ft. (69.8 sq.m.) approx.



TOTAL FLOOR AREA : 1683 sq.ft. (156.4 sq.m.) approx.
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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or ?t for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.