



Elaine Avenue | | Rochester | ME2 2YW

Offers in excess of £400,000



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A beautifully presented home with a rare self-contained brick-built annexe and an impressive 190ft garden, offering a level of flexibility and lifestyle appeal seldom found in this part of Strood.

This attractive three-bedroom semi-detached property is well maintained throughout and offers comfortable, versatile accommodation with a contemporary feel. The main house provides practical living space suited to modern family life, while the standout feature is the detached annexe positioned within the rear garden.

Built in brick and fully self-contained, the annexe extends to approximately 29 sqm and includes its own kitchenette and shower room facilities. Previously used as a recording studio, it has been professionally soundproofed through both its construction and finishing, creating an exceptionally private and adaptable space. A fully installed Daikin air-conditioning unit provides both heating and cooling for year-round comfort, while the loft has been double insulated for thermal and acoustic performance.

Far more than a simple garden room, it offers genuine independent space ideal for a home office, studio, guest accommodation, multi-generational living, or a private workspace.

The rear garden extends to approximately 190ft and provides a generous, private setting with lawned areas, mature planting, established trees and seating spaces. Off-street parking sits to the front, while the location offers convenient access to local amenities, schools including Elaine Primary School, and excellent transport links, with Strood station providing high-speed services to London St Pancras in around 40 minutes.

Homes combining a well-presented main residence with a substantial self-contained annexe of this quality are rarely available, making this a distinctive and highly desirable opportunity.





- GUIDE PRICE £375,000 - £400,000
- Downstairs WC
- Well-presented throughout
- Off-street parking to the front
- Rare self-contained brick-built annexe/studio
- Professionally soundproofed through construction and finishing (Annexe)
- Fully installed Daikin air-conditioning unit providing heating and cooling.
- Loft double insulated for thermal and acoustic performance
- Impressive 190ft rear garden
- Convenient for Strood station, motorway links, schools, shops and amenities

### Entrance Hall

A welcoming entrance hall with light wooden flooring and a window that fills the space with natural light. The staircase features wooden steps with white risers, leading to the first floor. The hall connects smoothly to the living room and dining room, creating a practical and inviting introduction to the home.

### Living Room

10'5" x 10'1" (3.18m x 3.09m)

The living room offers a cosy yet spacious feel with plush grey carpeting and a large window overlooking the front of the property, allowing plenty of light to brighten the space. The room is comfortably arranged for relaxation and entertaining, creating a warm and inviting atmosphere.

### Dining Room

10'8" x 10'1" (3.25m x 3.09m)

A bright dining room with light wood flooring and a charming fireplace feature that adds character to the room. Dual windows bring in natural light from two directions, and an open archway leads through to the kitchen, creating a sense of flow between the dining and cooking areas. The room comfortably accommodates a dining table and sideboard for everyday family meals or entertaining guests.

### Kitchen

11'0" x 9'2" (3.35m x 2.79m)

The kitchen is fitted with pale cabinetry and contrasting dark worktops, offering ample storage and workspace. A large window above the sink looks out onto the rear garden, flooding the room with natural light and providing a pleasant view while working in the kitchen. Integrated appliances include a gas hob and oven, with space for additional appliances such as a washer and fridge freezer. The floor is tiled for practicality and ease of cleaning.

### Sun Room

9'2" x 6'2" (2.79m x 1.89m)

This versatile sun room sits adjacent to the kitchen and enjoys views over the garden. It is a cosy, naturally lit space with windows on two sides, making it ideal for use as a morning room, study, or additional seating area to enjoy the sunshine and garden views.

### Bathroom

9'6" x 3'3" (2.90m x 0.99m)

A well-kept family bathroom with neutral tiling and warm wood cabinetry. It includes a bath with a shower over, a contemporary washbasin, and a close coupled toilet. A frosted window allows for natural light while maintaining privacy, making this a practical and comfortable space for family use.





### Bedroom 1

10'8" x 10'1" (3.25m x 3.07m)

Bedroom 1 features a large window overlooking the garden, filling the room with natural light. The space is comfortably sized to accommodate a double bed and freestanding furniture, decorated with neutral tones and soft carpeting for a restful feel.

### Bedroom 2

13'1" x 11'8" (3.99m x 3.55m)

Bedroom 2 is a spacious double room with two large windows allowing ample natural light and pleasant views towards the garden. The soft carpeting and neutral decor provide a calm and relaxing atmosphere, with enough space for a variety of furniture layouts.

### Bedroom 3

7'8" x 5'10" (2.34m x 1.79m)

Bedroom 3 is a compact room with two windows and an accent wall, perfect for use as a single bedroom, nursery, or study. The neutral carpet and light walls create a bright and functional space suitable for a variety of uses.

### Reception Room

19'3" x 12'2" (5.87m x 3.71m)

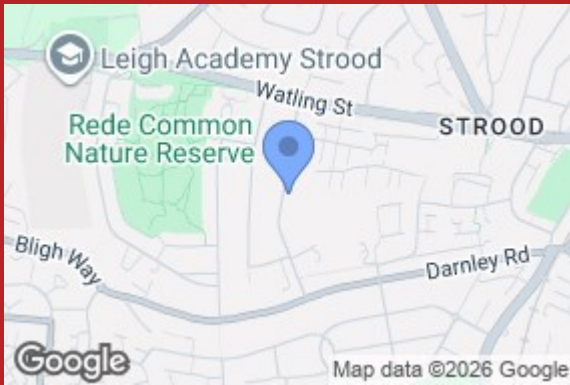
A versatile room located in the outbuilding at the rear of the garden, this space is currently arranged as a music and studio room, with a silent negative-pressure ventilation system and a fully installed Daikin air-conditioning unit providing heating and cooling. Carpeted in light tones, it benefits from natural light through a large window and features a PVC external door with a heavy-duty internal soundproof door, creating a bright and acoustically considered environment.

### Kitchen 2

8'11" x 7'5" (2.72m x 2.26m)

The outbuilding kitchen adjoins the reception room and is equipped with a sink, work surfaces and storage cupboards. Well-lit and tiled for easy upkeep, it also offers plumbing provision for a washing machine, with power already positioned for connection, providing a practical secondary kitchen area within the garden building.





GROUND FLOOR  
820 sq.ft. (76.2 sq.m.) approx.

1ST FLOOR  
399 sq.ft. (37.1 sq.m.) approx.

**KITCHEN**  
11'0" x 9'2"  
3.35m x 2.79m

**SUN ROOM**  
9'2" x 6'2"  
2.79m x 1.89m

**DINING ROOM**  
10'8" x 10'1"  
3.25m x 3.09m

**LIVING ROOM**  
10'5" x 10'1"  
3.18m x 3.09m

**ENTRANCE HALL**

**CLOAKROOM**

**KITCHEN**  
8'11" x 7'5"  
2.72m x 2.26m

**BATHROOM**  
5'6" x 5'5"  
1.68m x 1.68m

**BEDROOM 1**  
10'8" x 10'1"  
3.25m x 3.07m

**BEDROOM 2**  
13'1" x 11'8"  
3.99m x 3.55m

**BEDROOM 3**  
7'8" x 5'10"  
2.34m x 1.79m

**LANDING**

**WARDROBE**

**RECEPTION ROOM**  
19'3" x 12'2"  
5.87m x 3.71m

**TOTAL FLOOR AREA : 1220 sq.ft. (113.3 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 |                         |           |
| (81-91)                                     | B |                         |           |
| (69-80)                                     | C | 72                      | 78        |
| (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 |           |

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