



Howard Avenue | | Rochester | ME1 2AN

Offers in excess of £280,000



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2 Bedroom Detached Bungalow with Planning Permission – Howard Avenue, Rochester

Set on the highly sought-after Howard Avenue, this charming 1930s detached bungalow offers a rare opportunity to purchase a chain-free home with planning permission already granted, creating exciting potential to extend and add value.

Occupying a generous plot, the property combines the character of its period with the opportunity to create a larger family home, making it ideal for downsizers, professionals, first-time buyers or investors alike.

The accommodation comprises a welcoming entrance hall, bright bay-fronted lounge, fitted kitchen, two well-proportioned double bedrooms and a modern shower room. Externally, the property enjoys a private driveway, detached garage and an attractive tiered rear garden with raised decking, lawn and patio areas, providing excellent space for entertaining and outdoor living.

A significant advantage of this property is that planning permission has now been granted for improvements and extensions, allowing the next owner to enhance the home without the uncertainty of submitting a fresh planning application (subject to complying with the approved consent). Full planning details are available upon request or can be viewed via the Medway Council Planning Portal.

Construction of a first floor and side extension and a rear roof dormer to form two 2-bedroom flat: Ref. No: MC/26/0385

Construction of a first floor and side extension and a rear roof dormer to form two 2-bedroom flats: Ref. No: MC/25/2534





- Detached 1930s Bungalow
- Planning Permission Granted
- Chain Free Sale
- Two Double Bedrooms
- Driveway & Detached Garage
- Private Tiered Rear Garden
- Sought-After Howard Avenue
- Rochester Station (HS1) Approx. 1 Mile
- Excellent Grammar School Catchment
- Potential to Extend & Add Value (STPP/Approved Consent)

Hallway

A welcoming porch leads into a central hallway that provides access to the main rooms of the property. The hallway is finished with neutral walls and a carpeted floor, creating a warm and inviting entrance space.

Lounge Diner

11'0" x 10'5" (3.35m x 3.18m)

This cosy lounge diner features a large bay window that fills the room with natural light, highlighting the neutral walls and carpeted flooring. The room comfortably accommodates a seating area with a sofa and table, making it a perfect spot for relaxing or dining.

Bedroom 1

10'11" x 13'9" (3.32m x 4.18m)

Bedroom 1 is a spacious room featuring a large bay window that brings in plenty of natural light. The room has neutral décor and carpeted floors, and includes fitted wardrobes with sliding mirrored doors, offering practical storage. It comfortably fits a double bed and bedside tables, creating a restful retreat.

Bedroom 2

8'10" x 12'4" (2.70m x 3.75m)

Bedroom 2 is a well-proportioned room with a large window providing views over the rear garden. The space is finished with neutral walls and a carpeted floor, offering a flexible layout for various bedroom furniture arrangements, including a double bed and bedside tables.

Kitchen

8'7" x 9'0" (2.61m x 2.75m)

The kitchen is fitted with white cabinetry complemented by wood-effect worktops, providing ample storage and preparation space. It includes an electric cooker, stainless steel sink, and a door giving direct access to the outside. The kitchen is practical and bright, with tiled splashbacks and a neutral floor covering.

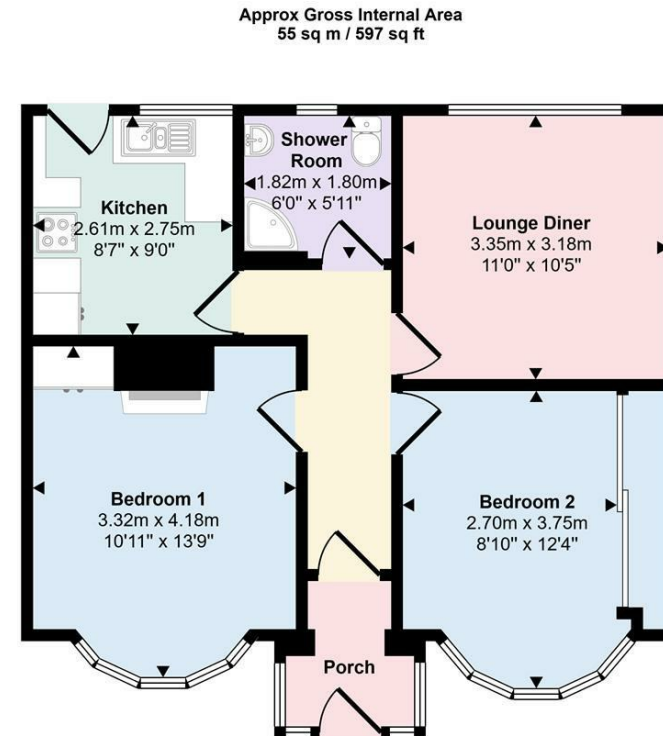
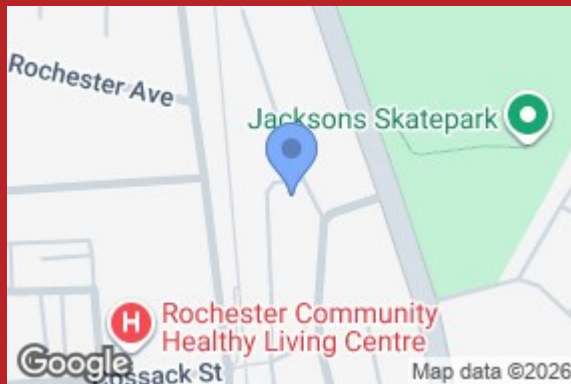
Shower Room

6'0" x 5'11" (1.82m x 1.80m)

The shower room is compact and efficiently laid out, with modern white sanitary ware including a corner shower cubicle, a wash basin set into a vanity unit, and a close-coupled WC. The room is finished with white tiling accented by a decorative border and features a frosted window providing natural light and ventilation.

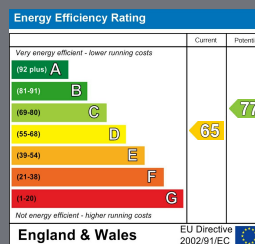
Rear Garden

The rear garden features a raised decking area ideal for outdoor seating and entertaining, offering views over the surrounding rooftops and greenery. Below the deck is a lawned section bordered by mature hedging and fencing, providing a private and pleasant outdoor space with a paved patio area alongside.



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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