



Bogarde Drive | Wainscott | Rochester | ME3 8GR

Guide price £400,000





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Bogarde Drive, Wainscott – Chain-Free Detached Home with High-End Finishes

Located on the sought-after Bogarde Drive in Wainscott, Rochester, this beautifully presented three-bedroom detached home is offered to the market chain free. Thoughtfully upgraded by the current owners, the property showcases a range of high-quality finishes including solid wood flooring throughout, a custom-made staircase, and a bespoke solid wood kitchen with granite worktops and integrated appliances.

The layout flows effortlessly, with a bright and spacious living room at the front of the home and an open-plan dining and family area to the rear, offering direct access to a private and well-maintained garden – perfect for relaxing or entertaining. The ground floor also benefits from a handy WC and internal access to the garage.

Upstairs, three generously sized bedrooms are serviced by a stylish modern bathroom. The principal bedroom offers built-in wardrobes and garden views. Every detail has been carefully considered, creating a home that's as practical as it is elegant.

Situated within easy reach of Wainscott Primary School, and just a short drive to Rochester Grammar School, Thomas Aveling School, and others, the area is ideal for families. Strood and Rochester train stations are close by, providing high-speed links to London, and excellent road access to the A2/M2 makes commuting a breeze.

With its thoughtful design, premium finishes, and excellent location, this home offers a rare opportunity to move straight into a stylish and well-connected property.







- Chain Free
- Beautifully Presented
- Ensuite
- Garage
- Quiet Location
- Close to Motorway Links
- Close to Schools

### Living Room

11'3" x 17'11" (3.43m x 5.47m)

This spacious living room enjoys a lovely bay window that fills the room with natural light and overlooks the peaceful street outside. The room features warm wooden flooring and neutral walls, offering a comfortable space for relaxation or entertainment. It flows seamlessly into the adjacent snug room, which benefits from a side window, creating a cosy extension perfect for a quiet retreat or additional seating area.

### Kitchen Diner

13'0" x 19'3" (3.96m x 5.86m)

The kitchen diner is a bright, practical space with a well-equipped cooking area featuring wooden cabinets and granite-effect worktops. A tiled floor adds durability, while the dining section comfortably fits a table and chairs for casual meals. French doors open out onto the rear garden, allowing for plenty of natural light and easy access to the outdoor space. A separate studio space is connected to the kitchen diner, ideal for use as an office or creative area.

### WC

5'9" x 2'8" (1.76m x 0.81m)

The ground floor also includes a handy WC with traditional style fittings and a modern wash basin set on a wooden vanity unit. It is simply decorated in soft neutral tones, offering a practical and welcoming space for guests.

### Master Bedroom

10'1" x 15'6" (3.07m x 4.72m)

The master bedroom is a generous space featuring a charming bay window that brightens the room. It has warm wooden flooring and neutral walls, creating a restful atmosphere. An en-suite shower room, compact yet contemporary with a sleek design, provides added convenience and privacy.

### Bedroom 2

12'4" x 9'9" (3.75m x 2.97m)

Bedroom 2 is a pleasant, well-sized room with a large window offering good natural light and views to the exterior. The neutral decor and wooden flooring maintain a light and airy feel throughout the space.

### Bedroom 3

8'10" x 9'5" (2.68m x 2.87m)

Bedroom 3 is a cosy room with a window allowing natural light to flow in. It is decorated in soft tones with wooden flooring, making it a versatile space suitable for a child's bedroom, guest room, or study.

### Bathroom

6'6" x 5'9" (1.98m x 1.75m)

The family bathroom features a clean, modern design with white tiled walls and wood-effect flooring. It includes a bathtub with a glass shower screen, a toilet, and a bidet, all positioned beneath a wide window that fills the room with natural light.

### Rear Garden

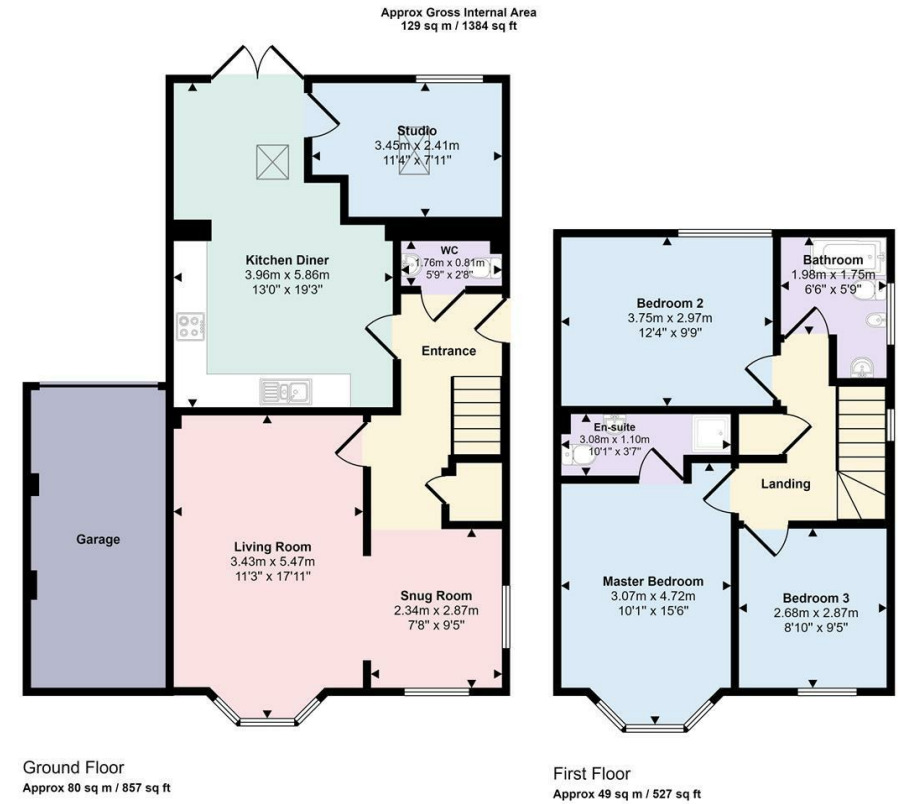
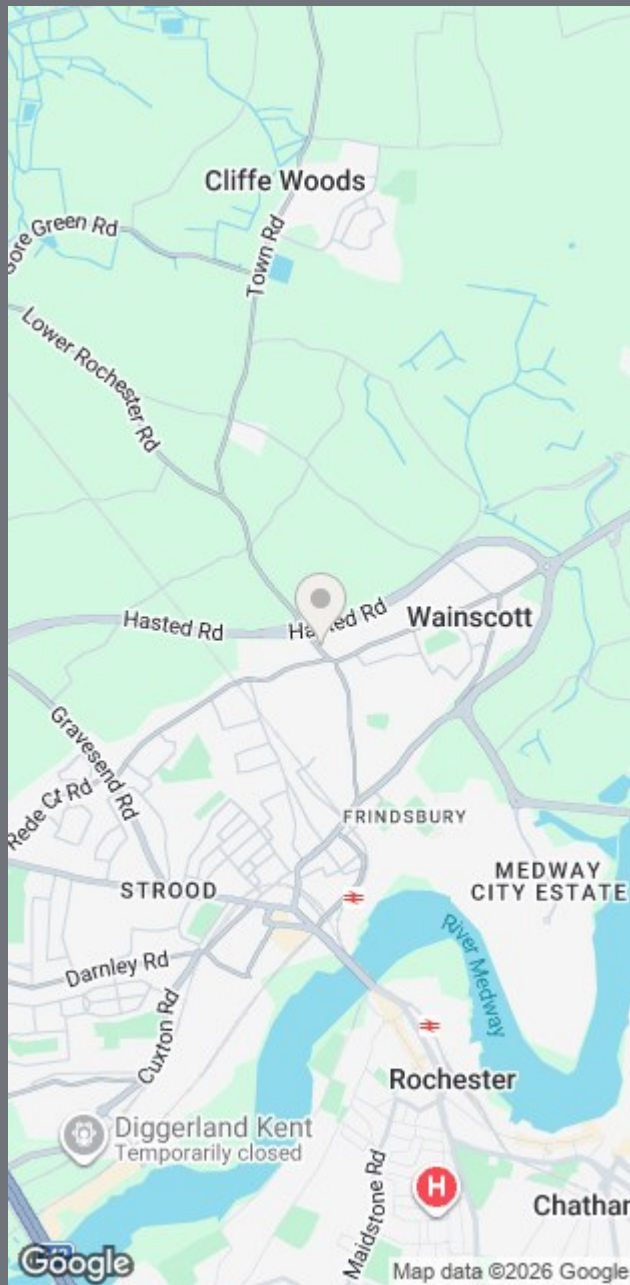
The rear garden is a delightful outdoor space with a paved patio area ideal for dining or relaxing alfresco. Beyond the patio lies a well-tended lawn bordered by mature trees and shrubs, which provide privacy and a peaceful green backdrop.

### Garage

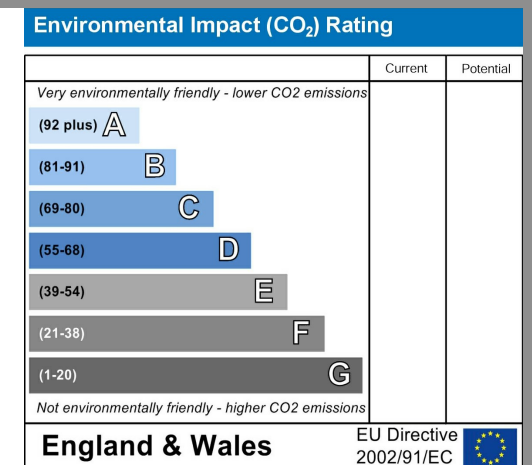
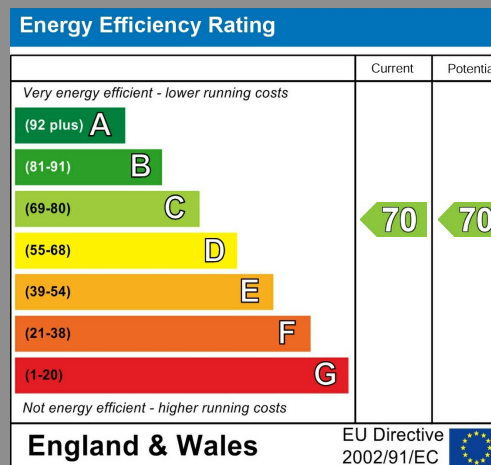








This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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



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