



Bogarde Drive | Wainscott | Rochester | ME3 8GR

Guide price £400,000



Bogarde Drive | Wainscott

Rochester | ME3 8GR

Guide price £400,000

Guide Price £400,000 - £425,000

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 17'1" (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)

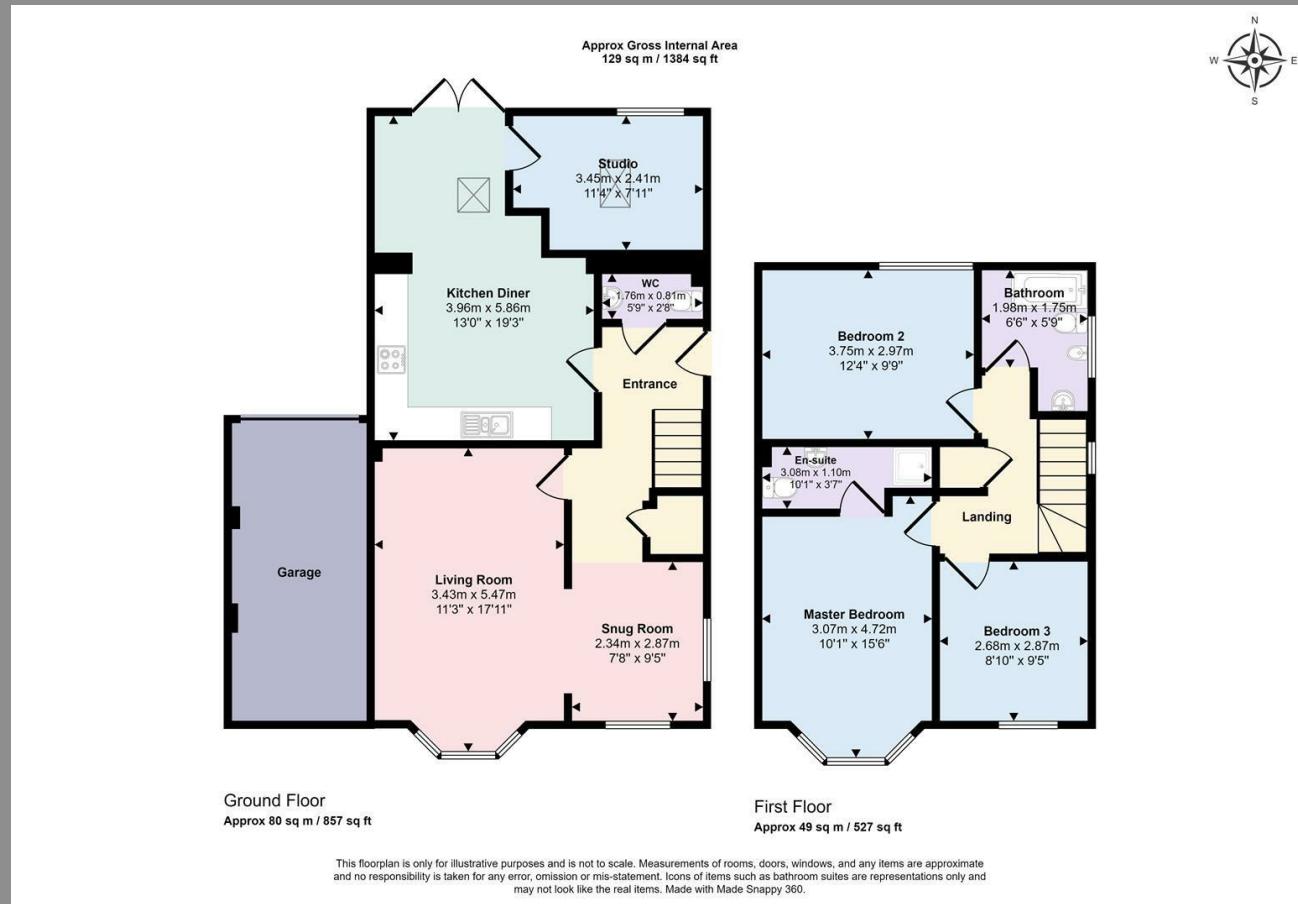
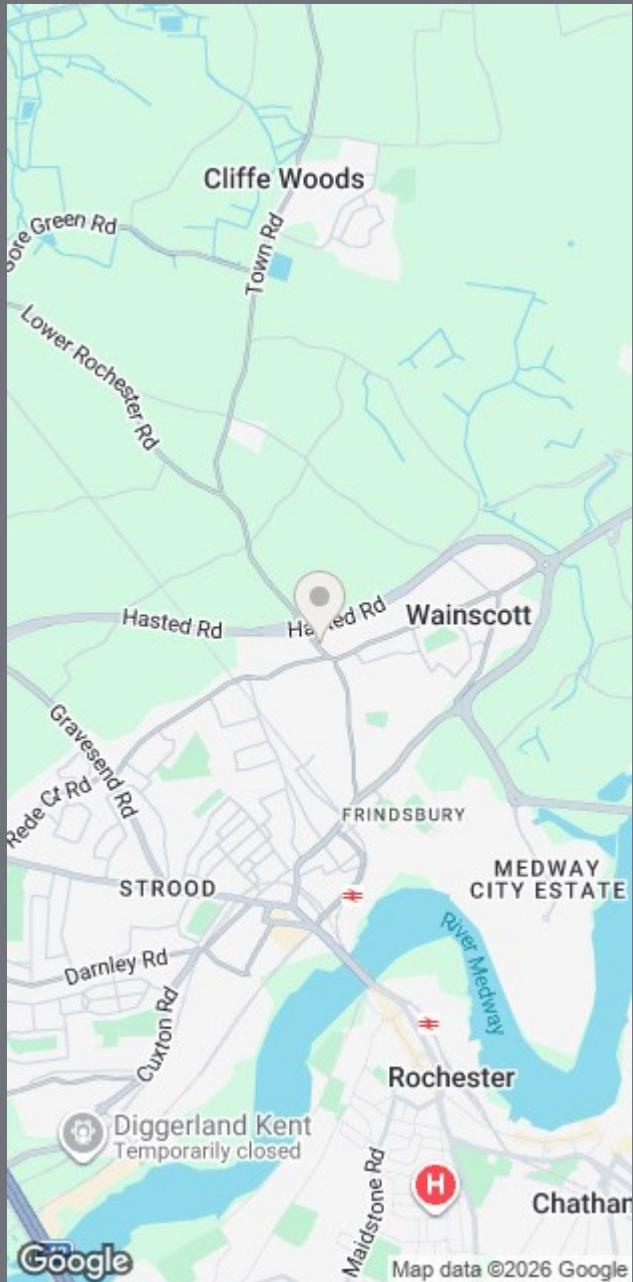
The family bathroom features a clean, modern design with white tiled walls and wood-effect flooring. It includes a bathtub with a glass shower screen, a toilet, and a bidet, all positioned beneath a wide window that fills the room with natural light.

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





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

70

70

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		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales

EU Directive 2002/91/EC

