





NASHENDEN LANE, ROCHESTER, ME1

3 Bedrooms - Vacant Property - Garage

Guide Price £350,000

MARTIN&CO



- CHAIN FREE, HUGE GARAGE, 3 GREAT SIZE BEDROOMS, QUIET LOCATION!!!
- POTENTIAL TO EXTEND!!
- THREE BEDROOMS
- GAS CENTRAL HEATING
- 3 EXCELLENT SIZE BEDROOMS
- WALKING DISTANCE TO ROCHESTER HIGH STREET
- CLOSE TO ALL LOCAL SCHOOLS
- NEAR TO LOCAL AMENITIES
- LARGER THAN A SINGLE GARAGE

Potential to EXTEND!! Superb, stunning property and ready to move straight into. £350,000 - £375,000. This three-bedroom house is offering a practical layout and convenient setting close to local amenities, schools and green spaces.

The ground floor features a huge open-plan reception space, arranged as a lounge through to dining area, providing a large, flexible living zone with a garden view. The separate kitchen has direct access to the rear garden, creating a straightforward connection between indoor and outdoor areas, well suited to everyday family use. The garden leads to a single garage, offering useful storage or parking.

Upstairs, there are two double bedrooms and one large single bedroom, providing accommodation for families, first-time buyers or investors seeking a well-proportioned house. The property also includes a family bathroom.

The house is situated within reach of a good selection of nearby schools and local amenities in Borstal and Rochester, including independent shops, cafés and supermarkets. Rochester High Street is accessible, with its range of restaurants, galleries and historic attractions, including Rochester Castle and Rochester Cathedral.

Green spaces are close by, with riverside and countryside walks around the Medway valley and local parks offering outdoor recreation.

Public transport links are convenient: Rochester station is accessible by a short drive or bus journey, providing regular services to London St Pancras International in around 40 minutes and London Victoria and Charing Cross in approximately 45–60 minutes, as well as connections to other Medway towns and the Kent coast. Road links via the A2 and M2 offer further access across Kent and towards London.
Broadband: Standard and Ultrafast available
Mobile Data: EE, Three, O2 and Vodafone available
Council Tax Band: C
EPC: C
Flood Risks: Surface, Low, overall low risk







Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		89
(69-80) C	73	
(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	

Environmental Impact (CO_2) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		89
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales	EU Directive 2002/91/EC	

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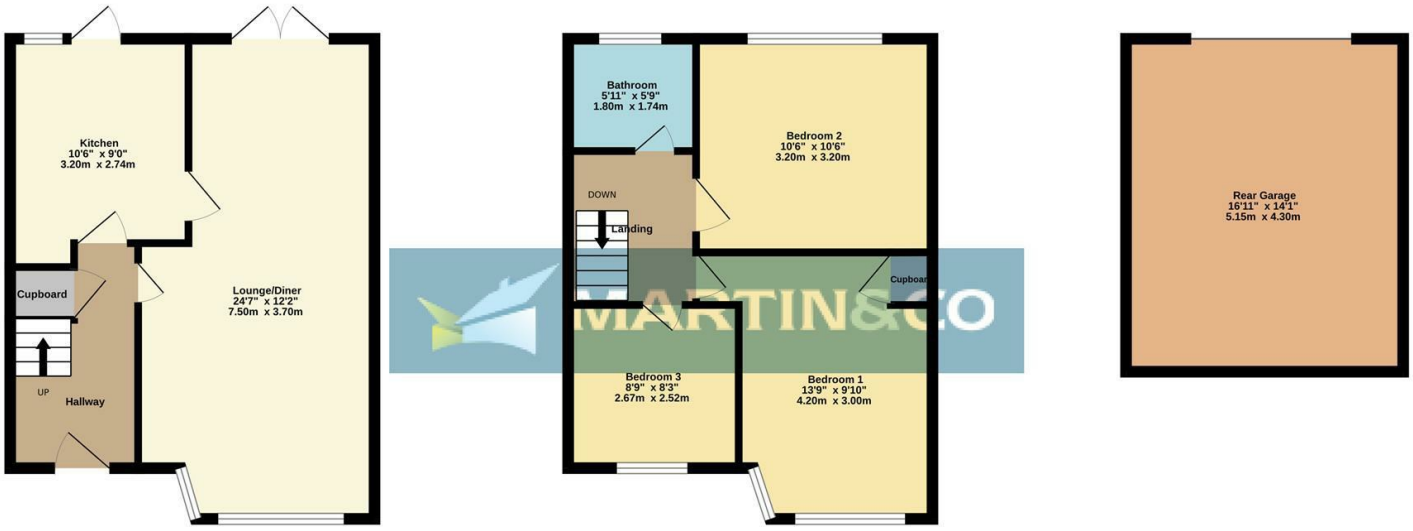




Ground Floor
427 sq.ft. (39.7 sq.m.) approx.

1st Floor
425 sq.ft. (39.5 sq.m.) approx.

2nd Floor
238 sq.ft. (22.1 sq.m.) approx.



TOTAL FLOOR AREA : 1091 sq.ft. (101.3 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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Martin & Co Medway Lettings
161 High Street, Rochester, Kent, ME1 1EH
01634 838700 . medway@martinco.com

01634 838700
http://www.martinco.com

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, seller(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.

The Property Ombudsman