



Beatty Road | | Rochester | ME1 2TG

Guide price £500,000



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£500,000 - £550,000

This beautifully extended and recently refurbished detached chalet bungalow offers an excellent blend of contemporary living, flexible accommodation and generous outdoor space, set within a quiet and highly regarded residential road in Rochester.

The property is approached via a generous driveway providing off-street parking for multiple vehicles, along with access to the garage. A neatly presented frontage creates strong kerb appeal, while internally the home has been thoughtfully reconfigured and finished to a high standard throughout, creating a true turnkey opportunity.

- Extended and recently refurbished detached chalet bungalow
- Spacious living room with wood-burning stove
- Modern fitted kitchen with separate utility room
- Approx. 65ft south-facing, secluded rear garden
- Driveway and garage providing parking for multiple vehicles
- Three bedrooms
- Open-plan dining and family area with skylight and French doors
- Ground floor shower room and first floor en-suite
- Garden outbuilding for summer house or home office
- Approximately 1.4 miles to Chatham High Speed station



GROUND FLOOR
 1322 sq ft (122.8 sq m.) approx.



1ST FLOOR
 378 sq ft (35.0 sq m.) approx.



TOTAL FLOOR AREA: 1699 sq ft (148.6 sq m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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		
(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	
		67	78

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