



Howard Avenue | | Rochester | ME1 2AN

Offers in the region of £300,000



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Set on the sought-after Howard Avenue, this charming two-bedroom detached bungalow offers a rare opportunity for those seeking comfortable one-level living in a desirable Medway location. Built circa 1930, the home retains the character of its period while offering scope for modernisation, making it ideal for downsizers, first-time buyers, or investors.

The accommodation includes a welcoming hallway, a bright lounge diner with bay window, a practical fitted kitchen, two generously sized bedrooms, and a modern shower room. Bedroom 1 features fitted wardrobes and a bay window, while Bedroom 2 enjoys views over the rear garden. Outside, the property benefits from a driveway, a detached garage to the rear, and a tiered garden with decking, lawn, and patio areas — perfect for relaxation or entertaining.

Howard Avenue is a peaceful residential road, well positioned for access to local amenities and Rochester's historic High Street. Here you'll find independent shops, cafés, and restaurants, along with cultural landmarks including Rochester Castle and Cathedral. The riverside setting adds to the area's charm, making Rochester one of Kent's most desirable commuter towns.

The property sits within catchment for highly regarded schools. Primary options include St Margaret's at Troy Town CofE and The Pilgrim School, both Ofsted-rated "Good." For secondary education, Rochester Grammar and Sir Joseph Williamson's Mathematical School offer excellent selective schooling, attracting families from across Kent.

For commuters, Rochester Station provides high-speed services to London St Pancras in around 40 minutes, with additional links to Victoria and London Bridge. Road users benefit from nearby A2, M2 and M20 connections, making travel across Kent and into London straightforward. Gatwick Airport is approximately 45 miles away, reachable in under an hour by car.





- 2 Bedroom Detached Bungalow
- Off-Street Parking & Detached Rear Garage
- Chain Free Sale
- One-Level Living Opportunity
- Excellent Local Schools
- Easy Access to Rail & Motorway Links

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)

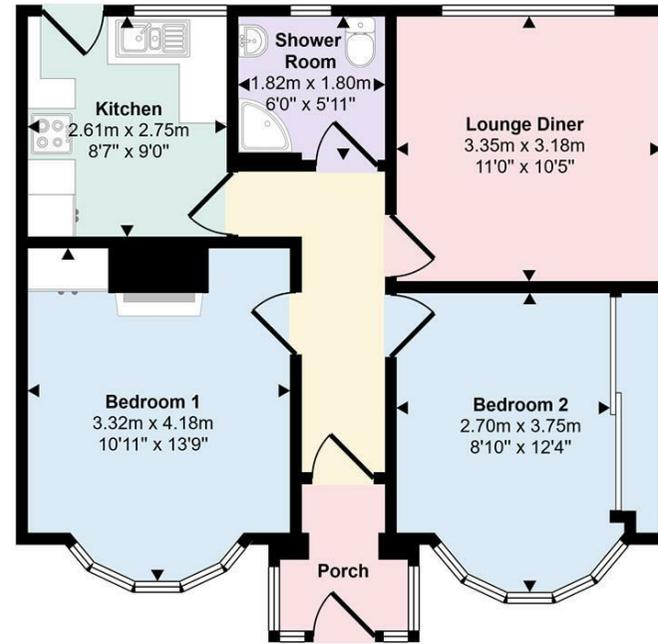
The shower room is compact and efficiently laid out, with modern white sanitary ware including a corner shower cubicle, a wash basin set into a vanity unit, and a close-coupled WC. The room is finished with white tiling accented by a decorative border and features a frosted window providing natural light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

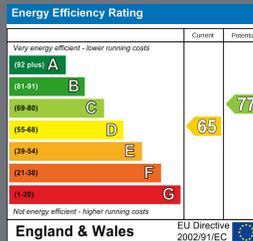


Approx Gross Internal Area
55 sq m / 597 sq ft



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.



2B Crow Lane
Rochester
Kent
ME1 1RF
01634 829080

admin@machin-lane.co.uk
<https://www.machin-lane.co.uk/>