



Bryant Road | | Rochester | ME2 3EW

Asking price £325,000



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A beautifully presented three-bedroom period terraced home, finished to an exceptional standard and offered with no onward chain. The current owners have completed a comprehensive, high-quality refurbishment, including a new boiler, full electrical rewire, new double glazing, and new front and rear doors, creating a true turnkey property.

The home blends character and contemporary living, beginning with a striking entrance hallway featuring William Morris designer wallpaper. The front living room offers a cosy retreat with an open fireplace, while to the rear sits a bespoke, hand-built kitchen, hand-painted in Farrow & Ball 'Lichen', flowing into a practical utility room with space for multiple appliances. A stylish ground-floor bathroom with a large walk-in shower completes the level.

The converted basement provides valuable additional living space, ideal as a second reception room, home

- Chain Free
- New Boiler and Windows throughout
- Walking distance to nurseries and schools
- Ideal family home
- 2 Bathrooms
- Basement Conversion
- Walking distance to shops and Strood and Rochester Station
- Viewing recommended

### Living Room

12'9" x 11'6" (3.88m x 3.50m)

This inviting living room features a charming bay window that allows plenty of natural light to fill the space. A traditional fireplace serves as a focal point, complemented by an elegant round mirror and subtle decorative touches. The room's layout provides a cosy spot for relaxation or entertaining guests.

### Kitchen/Diner

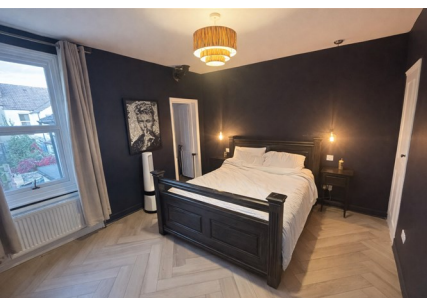
14'1" x 10'10" (4.30m x 3.31m)

The kitchen/diner is designed with a blend of practicality and style, featuring sage green cabinetry topped with wooden work surfaces. A matching wooden dining table with bench seating creates a welcoming space for family meals. A black traditional fireplace adds character, while a large window ensures the room is bright and airy.



A beautifully renovated three-bedroom terraced period home, finished to an exceptional standard throughout and offered to the market with no onward chain.

The current owners have undertaken a comprehensive, no-expense-spared renovation, creating a truly turnkey home that perfectly blends period charm with modern living. Works include a brand-new boiler, full electrical rewire, new double glazing throughout, and new front and rear doors, providing peace of mind for



### Utility Room

10'11" x 8'1" (3.32m x 2.46m)

The utility room is fitted with cabinetry matching the kitchen in a calming sage green, topped with wooden work surfaces for practicality. It is equipped with space for laundry appliances and offers additional storage, making it a useful and well-organised space. A window provides natural light and ventilation.

### Bedroom 1

14'6" x 11'1" (4.42m x 3.38m)

A peaceful bedroom painted in a deep blue tone provides a restful atmosphere. The room features a classic wooden bed frame with bedside tables and wall-mounted lights, creating a cosy and relaxing retreat. A large window allows in natural light, enhancing the calm ambience.

### Bedroom 2

10'11" x 6'10" (3.32m x 2.08m)

This smaller bedroom is bright and airy, with white walls and blue panelling on the lower half for a fresh look. It includes a single bed, a chest of drawers, and charming wall art, making it a comfortable space for a child or guest. The layout maximises space effectively.

### Shower Room

8'1" x 8'1" (2.47m x 2.46m)

A compact, well-appointed shower room featuring a walk-in shower with a glass screen, a traditional-style toilet with a high cistern, and a pedestal washbasin. The space is tiled in a neutral palette and includes a window for ventilation and natural light.

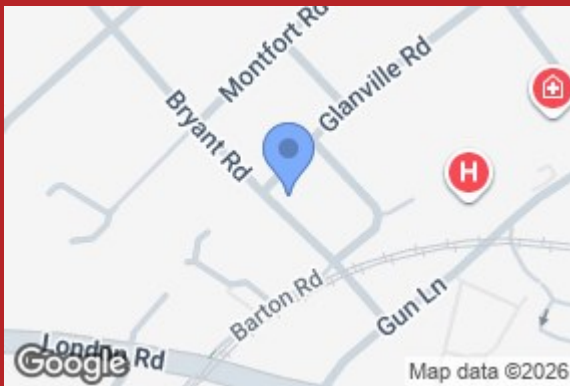
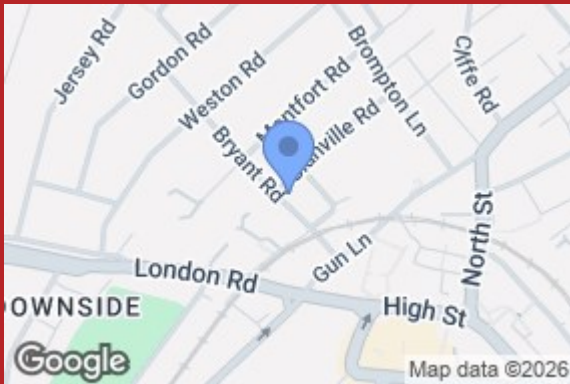
### Bedroom 3

14'1" x 11'1" (4.30m x 3.37m)

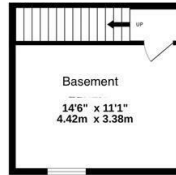
This bedroom is light and neutral, featuring a large window with cream curtains that frame the space beautifully. The room includes a plush, upholstered bed and bedside tables, offering a spacious and comfortable sleeping area.

### Front Exterior

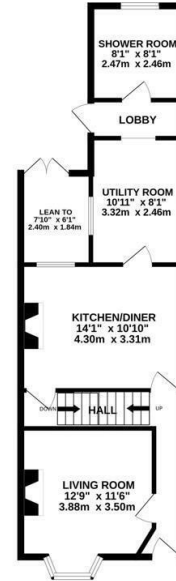
The exterior presents a traditional terraced home facade characterised by a cream finish and a black front door. A bay window adds character and complements the overall charm of the property, which sits neatly on a quiet street with well-maintained pavement and kerb.



**BASMENT**  
207 sq.ft. (19.2 sq.m.) approx.



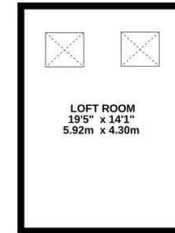
**GROUND FLOOR**  
577 sq.ft. (53.6 sq.m.) approx.



**1ST FLOOR**  
430 sq.ft. (39.9 sq.m.) approx.

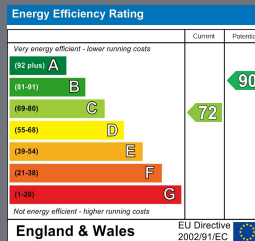


**2ND FLOOR**  
274 sq.ft. (25.4 sq.m.) approx.



**TOTAL FLOOR AREA : 1487 sq.ft. (138.2 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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