



16, Chancel Drive,
Rochester, ME3 8FT

Guide Price £425,000



- 3 - 4 Bedroom Family House
- En-Suite Shower Room To Master Bedroom
- Viewing Highly Recommended
- Off Street Parking For Two Cars
- Popular Liberty Park Location



16 Chancel Drive, Rochester, , ME3 8FT



LOCATION

Chancel Drive is situated on the popular Liberty Park development in Wainscott and offers excellent transport links including easy access onto the M2/M20/A2/M25 motorway links. Higham & Strood mainline railway stations offer services to London and the Kent Coast. It is in the catchment area for a choice of primary, secondary and grammar schools. In the development there is an open park for use of residents. There are local shops and facilities within walking distance including a Co-Op where you can pick up your daily essentials and there are sport centres located in Strood and a Leisure Centre in Hoo which are close by.

DESCRIPTION

Take a look inside this impressive three/four bedroom family home, we are sure you will not be disappointed with what is on offer. The vendors have made many improvements by adding extra storage solutions throughout, maximising the space available. To the ground floor you will find the entrance hall, cloakroom, lounge with patio doors leading out to the rear garden and a fitted kitchen/diner including built in oven, hob and integrated fridge/freezer. Upstairs you will find the family bathroom, the master bedroom with walk in dressing room (originally bedroom four), an en-suite shower room, two further double bedrooms (the third with access to a loft which has been fully boarded, insulated and made into a useable space to include a snug and office space). The house benefits from double glazing, gas central heating, an enclosed rear garden and off street parking for two cars.

Originally built as a four bedroom house, the current vendors have redesigned the upstairs, making it three bedrooms with a superb walk in dressing room to the master bedroom. This could quite easily be returned back into four bedrooms.

VIEWING HIGHLY RECOMMENDED.



FRONTAGE

Small open plan frontage with shrubbery and foot path leading to front door.

HALL

Front door, laminate flooring, under stair storage cupboard, radiator with decorative cover, fitted shelving with storage cabinets beneath.

GROUND FLOOR CLOAKROOM

Double glazed window to front, laminate flooring, pedestal wash basin, low level w.c., radiator with decorative cover.

KITCHEN/DINER

5.00m x 2.97m (16'5" x 9'9")

Double glazed window to front. Radiator with decorative cover. Laminate flooring. Fitted with white wall and base units, work surfaces, double oven in housing unit, built in gas hob, integrated fridge/freezer, plumbed for washing machine.

LOUNGE

4.83m x 4.22m (15'10" x 13'10")

Double glazed window and double glazed double doors leading to garden. Laminate flooring. Radiator with decorative cover. Built in cupboard. Fitted shelving with storage cabinets along one wall, including fire place. Two further built in storage cupboards.

STAIRS/LANDING

Carpet. Built in airing cupboard. Fitted shelving and cabinets along landing. Access to loft.

BEDROOM 1

4.34m max into recess narrowing to 2.97m x 3.05m (14'3" max into recess narrowing to 9'9" x 10')

Double glazed window to rear. carpet, radiator, built in cupboard with light and hanging space. Access to walk in dressing room and en suite shower room.

DRESSING ROOM/BEDROOM 4

3.05m x 1.98m (10' x 6'6")

Originally bedroom 4, the vendors have cleverly redesigned it to form a dressing room with fitted shelving, mirror wardrobes and dressing table. Double glazed window to rear.

EN-SUITE SHOWER ROOM

2.01m x 1.22m (6'7" x 4')

Shower cubicle, pedestal wash basin, low level w.c., heated towel rail, part tiled walls, Fitted mirror wall cabinet.

BEDROOM 2

3.12m x 3.00m (10'3" x 9'10")

Double glazed window to front, carpet, radiator, fitted shelving, hanging space and drawers.

BEDROOM 3

3.00m x 1.98m (9'10" x 6'6")

Double glazed window to front, carpet, radiator. Fitted shelving, hanging rails and drawer unit. Access to loft via integral wooden ladder.

LOFT

Fully boarded, power and light. Cleverly designed by the current the vendor into a cosy snug area and office space.

FAMILY BATHROOM

1.98m x 1.68m (6'6" x 5'6")

White suite comprising, panelled bath, low level w.c. and pedestal wash basin. Tiled walls, tiled floor, heated towel rail.

GARDEN

Timber decked area with customised fitted bench seat and pergola over. Remainder mostly laid to grass. Fencing each side and walled to rear. Raised timber flower beds. Outside lighting. Rear gate.

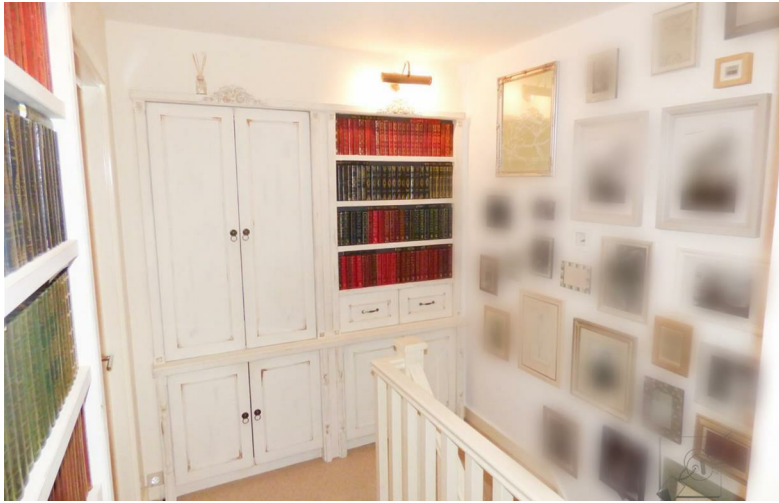
PARKING

There are two parking spaces in the parking area to the rear of the house. One is under cover.

TENURE

FREEHOLD

We understand there is a service charge of approx. £231 p.a



SERVICES

Gas, Electric, Mains Drainage, Water

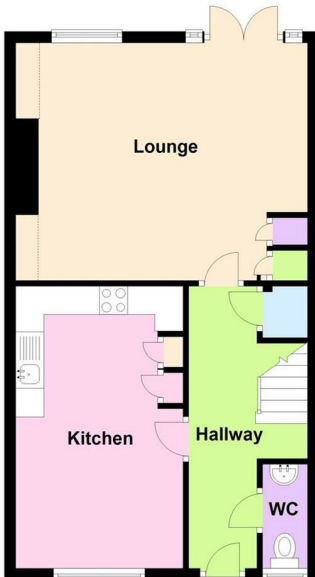
Broadband
Standard up to 7 MBPS

LOCAL AUTHORITY

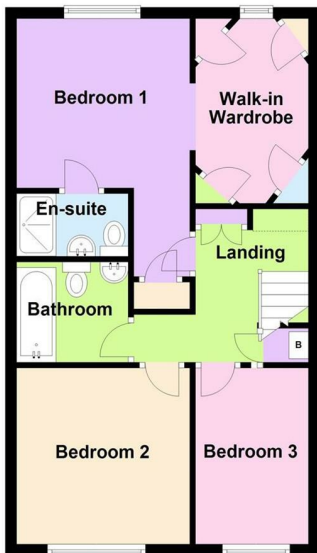
Medway Council

Council Tax Band D - £1,850 2022- 2023

Ground Floor



First Floor



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	82	
(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	

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