



51 Benenden Road

Wainscott, ME2 4NX

GREENLEAF PROPERTY SERVICES are delighted to introduce this spacious and well presented three bedroom semi-detached house to the market, in a sought-after residential location in Wainscott, Rochester. Boasting a useful garage with shared driveway and potential for further off road parking to the front of the property, an impressive large open-plan lounge/diner with feature log burner, a lovely family room/extension to the rear, a beautifully established rear garden complete with vegetable growing area and duck pen, this much loved and cared for spacious family home is available for the first time in nearly 30 years. Further benefits include a stylish kitchen open-plan to the rear extension, a good size bathroom with separate bath and shower, three good size bedrooms, and potential to further extend subject to usual permissions and the new owners wishes.

The layout briefly comprises of: Hallway with stairs up to first floor, access into lounge/diner and kitchen, with both giving access to the extension to rear running the full width of the property, and out to the spacious patio and garden; The upstairs landing gives access to three bedrooms and the family bathroom.

Located close to highly regarded local schools for all age groups including the new Maritime Academy just a short walk away, all A2/M2/M20 road links are a short drive away. Strood and the historic Rochester town centres offer a wide range of shopping facilities, restaurants, cafes and bars, whilst the comprehensive Dockside outlet is a short drive away also. Strood station is a short walk away and offers a fast train service to London St Pancras and other mainline stations, whilst bus stops are nearby also.

Opportunities such as this are few and far between, we therefore recommend viewing at your earliest convenience to avoid disappointment.

Price Guide £375,000

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- SEMI-DETACHED EXTENDED HOUSE IN SOUGHT-AFTER LOCATION
- IMPRESSIVE PATIO AND GARDENS WITH VEGETABLE AREA AND DUCK PEN
- GREAT SIZE FAMILY ROOM EXTENSION
- EPC GRADE D / COUNCIL TAX BAND D / FREEHOLD
- BEAUTIFULLY PRESENTED THROUGHOUT
- GARAGE WITH SHARED DRIVEWAY AND POTENTIAL FOR OFF ROAD PARKING
- WALK TO HIGHLY REGARDED LOCAL SCHOOLS AND ALL A2/M2/M20 ROAD LINKS
- THREE BEDROOMS
- SPACIOUS OPEN-PLAN LOUNGE/DINER
- CLOSE TO ALL SHOPPING AND LEISURE AMENITIES AND STATION WITH FAST TRAINS TO LONDON

Entrance Porch

5'10" x 3'1" (1.8m x 0.95m)

With neutral tiled flooring and neutral decor, windows to front and side, downlighters, useful space for shoes and coats.

Hallway

10'7" x 5'10" (3.25m x 1.8m)

With lovely oak flooring and neutral decor, stairs up to first floor with storage space underneath, access to lounge/diner, and kitchen.

Lounge/Diner

22'7" (into bay) x 13'3" (to 10'4") (6.9m (into bay) x 4.05m (to 3.15m))

Great size room with oak flooring and neutral decor continued with feature log-burner/fireplace, bay window to front of house offering lots of natural light, attractive glass-pane doors with windows either-side into family room extension. Plenty of space for ample sofas, furniture, and tables and chairs.

Family Room

17'8" x 7'10" (5.4m x 2.4m)

Beautiful ground-floor extension to rear running full width of the property, double doors into lounge/diner, open-plan into kitchen also, windows to side and rear of room, with double patio doors out to the spacious patio and garden from here. This room further benefits from neutral tiled flooring with under-floor heating and neutral decor, and offers great versatility for use subject to the new owners wishes.

Kitchen

10'4" x 8'10" (3.15m x 2.7m)

Stylish kitchen with good range of neutral wall and floor cupboards with white metro-tile splashbacks and contrasting black vinyl worktops, grey tiled flooring, window/fitted

blinds to side of property, boiler located here also, gas hob and electric oven, separate fridge-freezer and dishwasher possibly to stay. From here it is open plan into the family room extension.

Landing

8'0" x 5'10" (2.45m x 1.8m)

Spacious landing with window to side, neutral carpet and decor, access to all upstairs rooms and partially boarded loft with light and ladder.

Bedroom One

13'9" (into bay) x 10'9" (4.2m (into bay) x 3.3m)

Good size double bedroom with extensive range of fitted wardrobes and drawers, oak flooring and neutral decor, bay window to front offering lots of natural light.

Bedroom Two

15'10" (to 8'8") x 8'8" (4.85m (to 2.65m) x 2.65m)

Further double bedroom with laminate flooring and neutral decor, window to rear overlooking gardens.

Bedroom Three

8'10" x 7'10" (2.7m x 2.4m)

Good size single bedroom with window to front, neutral carpet and decor.

Bathroom

8'10" x 5'4" (2.7m x 1.65m)

Spacious bathroom with white suite consisting of bath, separate shower cubicle, basin and WC, large built-in airing cupboard, attractive neutral floor and wall tiles with decorative border, vertical radiator, window to rear with fitted blinds.

Garage

18'0" x 9'0" (5.5m x 2.75m)

Located to side and rear of property and

accessed via shared block-paved driveway, detached garage with electric door, power and light, gated access to side into rear of property.

Gardens

Beautifully established and good size south-west facing garden with range of flowers, plants, trees and shrubs, dedicated vegetable patch, duck pen, and two useful storage sheds, follows on from the spacious paved "suntrap" patio/BBQ area with gated side access to rear and garage. To the front there is a further well presented walled garden with established plants and flowers, and gated pathway leading to front door.

Agents Note

Greenleaf work closely with qualified, trusted and competitive mortgage consultants and local solicitors, enabling clients the time-saving opportunity of keeping all aspects of buying and selling a property under one roof. For this service we receive a fee of between one and two hundred pounds per referral.

Agents Note

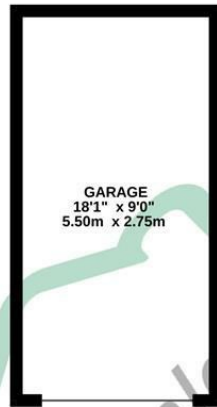
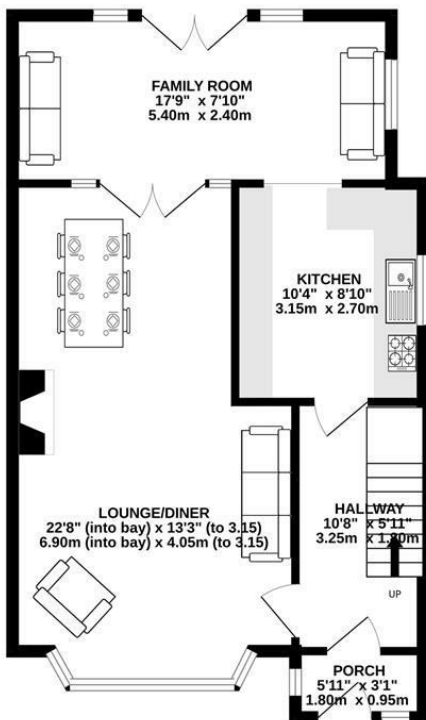
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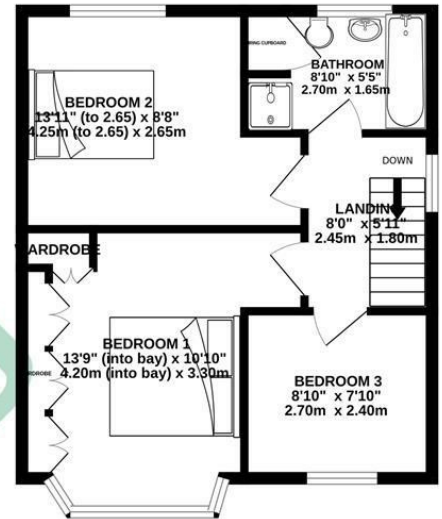




GROUND FLOOR
757 sq.ft. (70.3 sq.m.) approx.

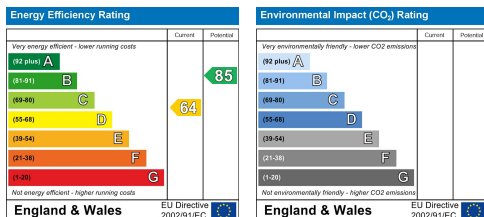


1ST FLOOR
433 sq.ft. (40.2 sq.m.) approx.



TOTAL FLOOR AREA: 1189 sq.ft. (110.5 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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