



15 Rochester Road

Rochester, ME2 1AD

Greenleaf Property Services are pleased to present to the market this detached bungalow situated in the ever-popular Village of Cuxton, available with NO ONWARD CHAIN! Although in need of some modernisation, this property is bursting with potential and would make an ideal home!

The accommodation comprises of entrance hall, lounge/dining areas, kitchen, utility room, two bedrooms, shower room W/C and a good size useable attic room. Further benefits include a detached garage to side, off road parking and a good size rear garden.

Located between Rochester & West Malling, with quick access to M2/M20/A2. Bluewater Shopping Centre is approximately 20 minutes' drive away, and the train station (within walking distance) serves Maidstone, the Medway towns, with fast trains to London via nearby Snodland or Strood stations, and bus links to all local areas. The nearby village of Halling also enjoys the picturesque St. Andrews Lake, with a small man-made beach and water sports. There are also highly regarded local schools in the area for all age groups. We recommend viewing at your earliest convenience to avoid disappointment.

EPC Grade Awaited / Council Tax Band D / Freehold

Offers In The Region Of £375,000

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- SOUGHT-AFTER LOCATION WITH NO ONWARD CHAIN!
- DETACHED GARAGE & OFF ROAD PARKING
- POTENTIAL TO EXTEND (SUBJECT TO PLANNING)
- COUNCIL TAX BAND D / FREEHOLD
- TWO BEDROOM DETACHED BUNGALOW
- COUNTRYSIDE VIEWS TO REAR
- UTILITY ROOM
- GENEROUS PLOT
- USEABLE ATTIC ROOM
- EPC GRADE AWAITED

Entrance Hall

13'5" x 2'11" (4.10 x 0.91)

Lounge Area

12'0" x 11'5" (3.68 x 3.49)

Dining Area

18'2" x 8'4" (5.56 x 2.55)

Kitchen

12'4" x 8'6" (3.78 x 2.61)

Utility Room

8'4" x 6'0" (2.55 x 1.83)

Bedroom

12'1" x 11'5" (3.70 x 3.49)

Bedroom

10'0" x 8'11" (3.07 x 2.72)

Shower Room W/C

9'0" x 5'3" (2.75 x 1.62)

Attic Room

17'8" x 13'8" (5.41 x 4.19)

Rear Garden

A generous plot.

Garage

Detached with power and light.

Off Road Parking

To front.

Agents Note

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee

as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, If you require clarification or further information on any points, please contact us. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

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.



Directions

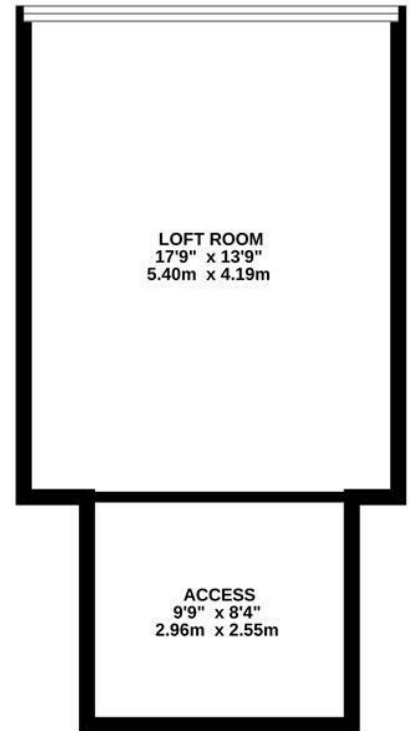
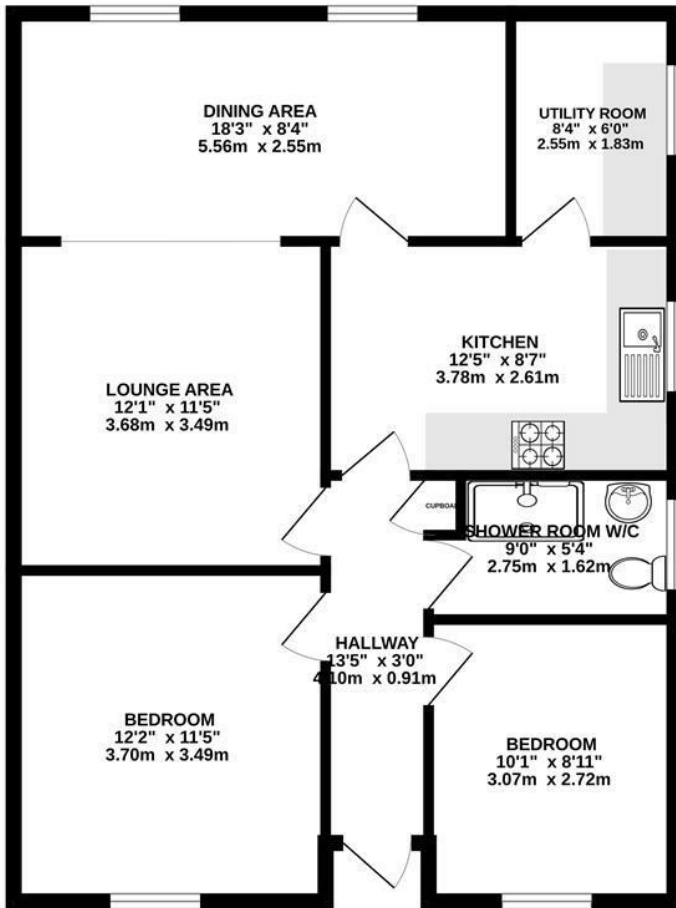
Tel: 01634730672





GROUND FLOOR
781 sq.ft. (72.5 sq.m.) approx.

1ST FLOOR
325 sq.ft. (30.2 sq.m.) approx.



TOTAL FLOOR AREA : 1105 sq.ft. (102.7 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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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.