



## 153 Bush Road Rochester, ME2 1HA

GREENLEAF PROPERTY SERVICES are delighted to introduce this UNIQUE OPPORTUNITY to purchase a spacious extended three bedroom semi-detached house in a highly sought-after location, together with approx ONE ACRE of agricultural land. Built in the 1950s, this much-loved and well-presented bay-fronted family home offers space, versatility and comfort for all the family, with an approx 20ft kitchen/diner extension providing the main focal point to the interior accommodation. There is also a separate lounge with log burner, a useful utility and downstairs WC, a further family room, three bedrooms and a family bathroom upstairs. There is off-road parking to the front for several vehicles, whilst to the rear, the property further benefits from the amazing acre of beautiful land and gardens, including a substantial outbuilding storage with entertainment space, large poly-tunnel, pig pens, allotments and orchard, and potential for change of use to equestrian, subject to the new owners wishes and usual permissions. Interest is sure to be strong in this family home with space, land, and self-sustainability for all the family, we therefore recommend viewing at your earliest convenience to avoid disappointment.

The layout briefly comprises of Entrance hallway leading to reception room, utility room, WC, lounge and through to the spacious kitchen/diner and out to garden; The upstairs landing gives access to three bedrooms and family bathroom.

Located between Rochester & West Malling, with quick access to M2/M20/A2. Bluewater Shopping Centre is A 20 minute drive, and the nearby train station serves Maidstone, Medway towns, with fast trains to London via nearby Snodland or Strood stations. Cuxton itself boasts a pub, social club, co-op and a small parade of shops, whilst the nearby village of Halling 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.

**Price Guide £550,000**

# 153 Bush Road

## Rochester, ME2 1HA



- SEMI-DETACHED HOUSE IN SOUGHT-AFTER LOCATION
- AVAILABLE WITH STUNNING GARDEN AND ONE ACRE OF AGRICULTURAL LAND!
- CLOSE TO HIGHLY REGARDED SCHOOLS AND ALL A2/M2/M20 ROAD LINKS
- EPC GRADE D / COUNCIL TAX BAND D / FREEHOLD
- AMPLE OFF ROAD PARKING
- ORCHARD/VEGETABLE PLOTS/LARGE OUTBUILDING/POLY TUNNEL/PIG PENS
- CLOSE TO STATION AND LINKS TO FAST TRAINS TO LONDON
- THREE BEDROOMS AND IMPRESSIVE KITCHEN/DINER EXTENSION
- UTILITY ROOM / FAMILY ROOM / SEPARATE LOUNGE
- SHORT DRIVE TO HIGH STREET AND ALL DINING, LEISURE AND SHOPPING AMENITIES

### Hallway

11'11" x 5'10" (3.65m x 1.8m)

With window to side and stairs leading up to the first floor with attractive wood and chrome balustrades, grey laminate flooring and neutral decor, under-stairs cupboard and access to all rooms.

### Lounge

13'1" x 11'11" (4.0m x 3.65m)

With bay-window to front of house, feature log burner with brick surround, wooden laminate flooring and neutral decor,

### Family Room

11'9" x 10'9" (3.6m x 3.3m)

With grey laminate flooring and neutral decor, downlighters, door to utility room and open-plan to kitchen/diner extension.

### Utility Room

8'4" x 7'0" (2.55m x 2.15m)

Useful room with basin, plumbing for washing and dryer, neutral metro-tile splashbacks, laminate flooring, downlighters, and wall cupboards.

### WC

5'1" x 2'7" (1.55m x 0.8m)

With WC and neutral decor, handy room to side of utility.

### Kitchen/Diner

17'4" x 17'4" (5.3m x 5.3m)

Truly impressive kitchen/diner extension with grey laminate flooring and neutral decor, attractive range of wall and floor cupboards with contrasting grey vinyl worktops, integrated dishwasher and oven, roof lantern providing lots of natural light, downlighters, and bi-fold doors out to the stunning garden. Plenty of space for a large table and chairs and other furniture, this is a kitchen/diner to cater comfortably for the larger families!

### Landing

6'10" x 6'8" (2.1m x 2.05m)

Spacious landing giving access to three bedrooms and bathroom, window to side, neutral carpet and decor.

### Bathroom

8'6" x 6'6" (2.6m x 2.0m)

With white suite consisting of bath with shower attachment, basin and WC, grey wall tiles with white metro-tile features, window to rear, downlighters, cupboard housing boiler, and loft access. (The loft is boarded, and has light and ladder).

### Bedroom One

12'9" (into bay) x 11'5" (3.9m (into bay) x 3.5m)

Good size double bedroom with bay-window to front of house, grey carpet and white walls.

### Bedroom Two

11'11" x 11'5" (3.65m x 3.5m)

Further double bedroom with window to rear offering lovely far-reaching views, fitted wardrobes, neutral carpet and decor.

### Bedroom Three

7'8" x 6'8" (2.35m x 2.05m)

Single bedroom with laminate flooring and neutral decor, window to front of house.

### Patio, Gardens, Orchard and Land

To the rear, the south-facing patio leads onto the beautifully established good size rear garden, a pathway leads from here to a large agricultural outbuilding with space and potential for all the family with a covered seating and BBQ area to the rear, perfect for outdoor entertaining. There is also a large Polytunnel for those self-sufficient enthusiasts, and a nearby gate leads to an area currently used as a pig-pen with two further pig-pen areas beyond. There is also an orchard and four large vegetable allotments, all encompassed in one acre (approx) of beautiful land and surrounding countryside views. There is also potential to obtain permission for Equestrian use, subject to the new owners wishes. Finally, there is side access to the front of the house, and potential for a garage or extension, subject again to the new owners wishes and usual permissions.

### Outbuilding storage with entertainment space

18'0" x 17'2" (5.5m x 5.25m)

Large detached "barn-style" building (with

planning permission), currently used as storage/games room but potential for a variety of uses. With window to side, log burner, double doors to front of building leading out to the large covered pergola, with further tables, chairs and BBQ area outside to enjoy the stunning views.

### Polytunnel

30'0" x 13'11" (9.15m x 4.25m)

Approx 30ft long by 14ft wide, amazing chance to cultivate and grow your own food. Recently recovered and raised growing beds for all year round use.

### Off Road Parking

With ample block-paved off road parking for several vehicles, potential for garage or extension to side, side access to rear of property. There is also an established front garden area with established trees and plants.

### Agents Note 1

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 2

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.

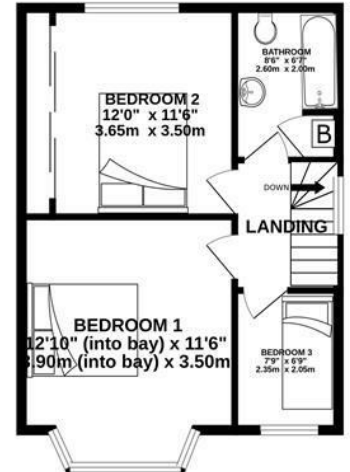
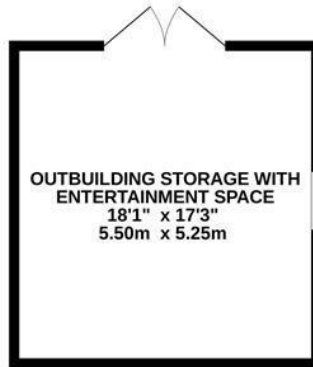
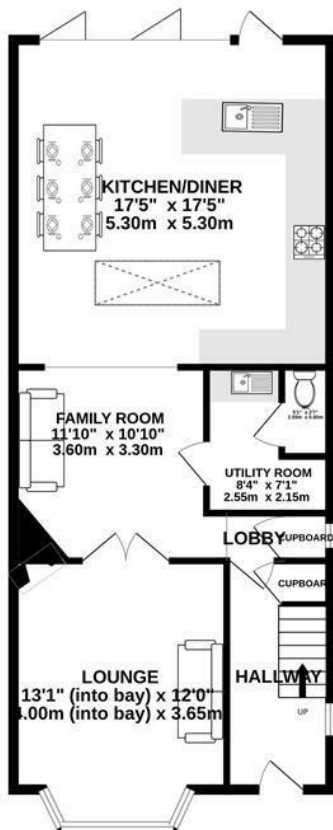
Tel: 01634730672





GROUND FLOOR  
1096 sq.ft. (101.8 sq.m.) approx.

1ST FLOOR  
452 sq.ft. (42.0 sq.m.) approx.



TOTAL FLOOR AREA; 1549 sq.ft. (143.9 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		Current	Potential
Very energy efficient - lower running costs	(92 plus) <b>A</b>		
	(81-91) <b>B</b>		
	(69-80) <b>C</b>		
	(55-68) <b>D</b>		
	(39-54) <b>E</b>		
	(21-38) <b>F</b>		
Not energy efficient - higher running costs	(1-20) <b>G</b>		
		67	78
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) <b>A</b>		
	(81-91) <b>B</b>		
	(69-80) <b>C</b>		
	(55-68) <b>D</b>		
	(39-54) <b>E</b>		
	(21-38) <b>F</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions	(1-20) <b>G</b>		
England & Wales	EU Directive 2002/91/EC		

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