



HOLLYWOOD LANE



Offers Over £650,000 Freehold

THE PROPERTY

Sought after location of Wainscott. This beautiful period property has a wealth of features. This lovely family home has evolved over the decades and been lovingly extended to provide substantial and versatile living accommodation. Sitting back from the road, there is a cottage style front garden leading to the front door. On entering the bungalow there is a feeling of light and space.

Accommodation comprises: entrance hall and a generous sized kitchen/breakfast room with country style units, space for range cooker and plenty of work surfaces. Integral appliances include: dishwasher, fridge and washing machine. The extended lounge/dining room has deep bay french doors to the front and doors to the rear overlooking the pretty garden. A multi-fuel burner provides a focal point to the living area. For more formal occasions there is a separate dining room. The conservatory gives the feeling of bringing the outside in. The rear lobby also has a handy WC cloakroom.

For the growing family there are four double bedrooms, the principal bedroom benefitting from an ensuite shower room. The bathroom has a corner bath.

Externally, the landscaped garden is expansive and ideal for entertaining family and friends. There is a double garage and additional parking for several vehicles.

Must be viewed internally to fully appreciate.



HOLLYWOOD LANE, WAINSCOTT, ROCHESTER, KENT, ME3 8AR



Hallway

Dining Room

14' 9" x 13' 3" (4.50m x 4.04m)

WC

4' 1" x 2' 10" (1.24m x 0.86m)

Kitchen

16' 4" x 14' 4" (4.98m x 4.37m)

Living Room

26' 0" x 14' 0" (7.92m x 4.27m)

Conservatory

13' 7" x 10' 5" (4.14m x 3.17m)

Bedroom 1

17' 5" x 17' 0" (5.31m x 5.18m)

Ensuite

8' 1" x 4' 5" (2.46m x 1.35m)

Bedroom 2

15' 5" x 12' 11" (4.70m x 3.94m)

Bedroom 3

17' 7" x 8' 6" (5.36m x 2.59m)

Bedroom 4

12' 5" x 12' 3" (3.78m x 3.73m)

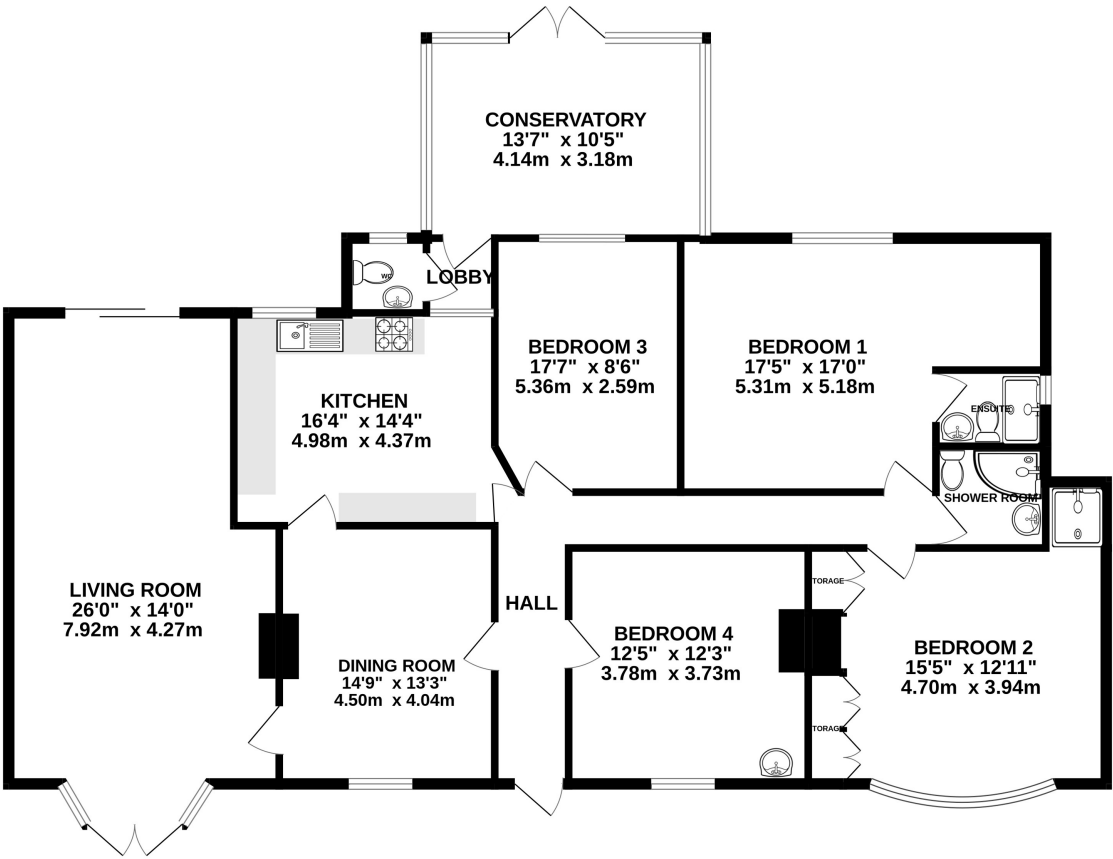
Bathroom

7' 5" x 7' 0" (2.26m x 2.13m)



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GROUND FLOOR
1772 sq.ft. (164.6 sq.m.) approx.



TOTAL FLOOR AREA : 1772 sq.ft. (164.6 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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EFFICIENCY RATINGS

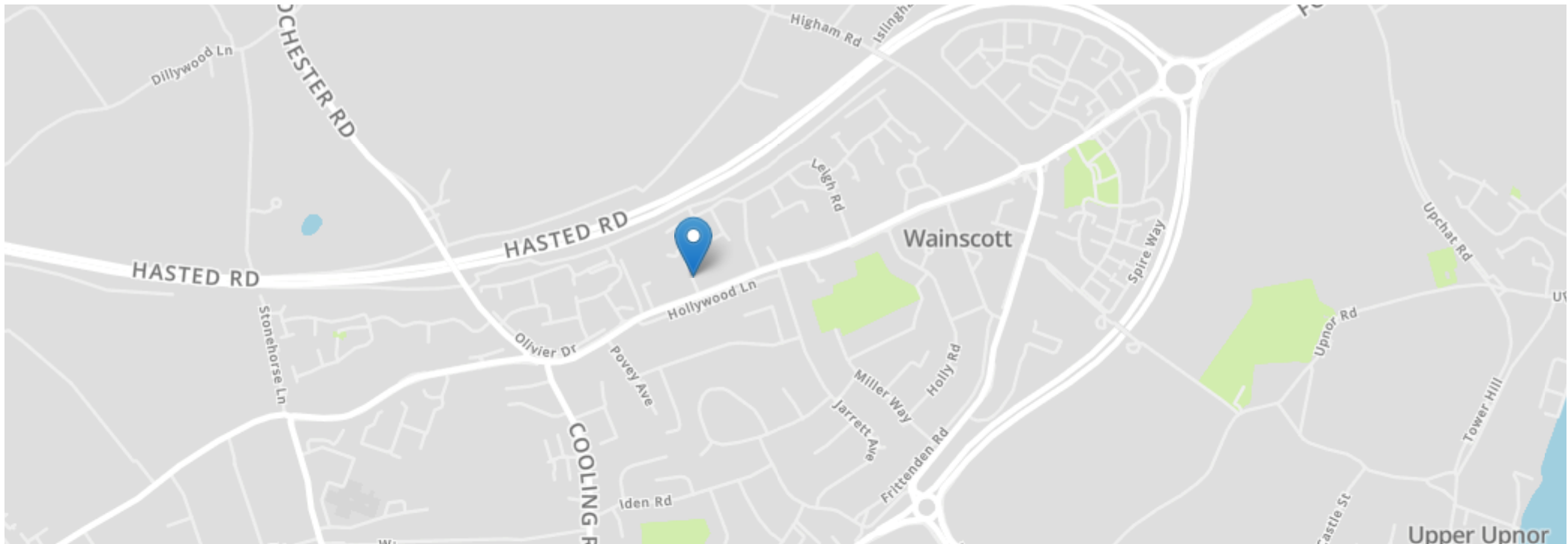
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		73
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

AGENT NOTES

These particulars are prepared as a general guide to a broad description of the property and should not be relied upon as a statement or representation of fact and do not constitute part of an offer or contract. The seller does not make or give nor do our employees or Greyfox have authority to make or give any representation or warranty to the property. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by you on inspection and your solicitor prior to exchange of contracts. If there are any points of particular importance to you we will be pleased to check the information for you and to confirm that the property remains available. This is particularly important should you be travelling some distance to view and where statements have been made by us to the effect that the information has not been verified. The copyright of all details, photographs and floorplans remain exclusive to Greyfox. For details of our privacy policy and referral fee arrangements with any of our selected partner companies please visit <https://www.greyfox.co.uk/legal/privacy> and <https://www.greyfox.co.uk/referral-fees>.

Local Authority

Medway
Band E



SITUATION

Wainscott lies on the edge of the town of Strood near the river Medway, the Hoo Peninsula, Historic Rochester and Higham with good transport links from Strood mainline station. With straight forward connections to the A2 / M2, M25 and a short drive to Ebbsfleet International. Strood town centre offers a good mix of retail services and Wainscott also benefits from a proximity to a good deal of open green space.

DIRECTIONS

At Lord Lees Roundabout, Bluebell Hill, take the 4th exit and stay on A229. At Taddington Roundabout, take the 1st exit onto the M2 slip road to M25/London. Merge onto M2 At junction 1. Take the A289 exit to Gillingham/Grain/A228. Continue onto Hasted Rd/A289. Take the B2000 exit towards Wainscott/Cliffe. Turn right onto Lower Rochester Rd/B2000. At the roundabout, take the 1st exit onto Hollywood Ln/B2108. Take the first exit at the roundabout again and the property will be on the left.

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