



NASHENDEN LANE



Offers in Excess of £635,000 Freehold

THE PROPERTY

Being offered with no forward chain is this stunning detached Chalet Bungalow situated in one of the sought after locations in Rochester. This must be viewed to fully appreciate how versatile this lovely home is and how much it has to offer. The current owners have re-designed internally with traditional and modern interior. You will feel a sense of space and light throughout.

The accommodation comprises: entrance hall with the original floorboards, following through to the lounge/dining room which has deep bay French doors leading to the rear, overlooking the private rear garden. A multi fuel burner provides a focal point to the living area which is currently being utilised as a place for the more formal occasions when entertaining with family and friends. There are a further two good size reception rooms which are currently an office and a guest room. To save on space and provide easy access, all entrances have pocket doors.

Continuing on the ground floor, there is a modern fitted shower room which attaches to the fifth bedroom/guest room which is also a great space for a children's play area. The kitchen comprises of a variety of fitted wall and base units with plumbing for a dishwasher and washing machine and a range style cooker. Also benefits from a further dining room/breakfast room which is in a lovely position overlooking the garden.

Moving upstairs, you are greeted with three bedrooms, two of which are doubles. The principal is fitted with units and benefits from an ensuite shower room. The family bathroom is a lovely space to chill and unwind with modern suite, fitted with storage space.

Externally the rear garden is a lovely space to entertain with family and friends with a raised veranda which again is a lovely position to relax. The garden is great for children to play happily and safely. Mainly laid to lawn with a variety of trees and shrubs. Also has the added benefit of garden storage which has power. Also a further benefit includes a gated in and out driveway to accommodate numerous cars and an electric vehicle charging point.

This really is a charming home and we highly recommend a viewing.



NASHENDEN LANE, BORSTAL, ROCHESTER, KENT, ME1 3JQ



Hallway

Living Area

14' 1" x 11' 10" (4.29m x 3.61m)

Living Area 2

12' 0" x 11' 10" (3.66m x 3.61m)

Dining Room

18' 11" x 7' 1" (5.77m x 2.16m)

Kitchen

9' 2" x 8' 0" (2.79m x 2.44m)

Office

11' 11" x 11' 11" (3.63m x 3.63m)

Shower Room

Bedroom

18' 1" x 10' 1" (5.51m x 3.07m)

Garden Store/Lean To

17' 11" x 6' 1" (5.46m x 1.85m)

Bedroom 1

22' 1" x 9' 11" (6.73m x 3.02m)

Ensuite

Bedroom 2

16' 7" x 11' 11" (5.05m x 3.63m)

Bedroom 3

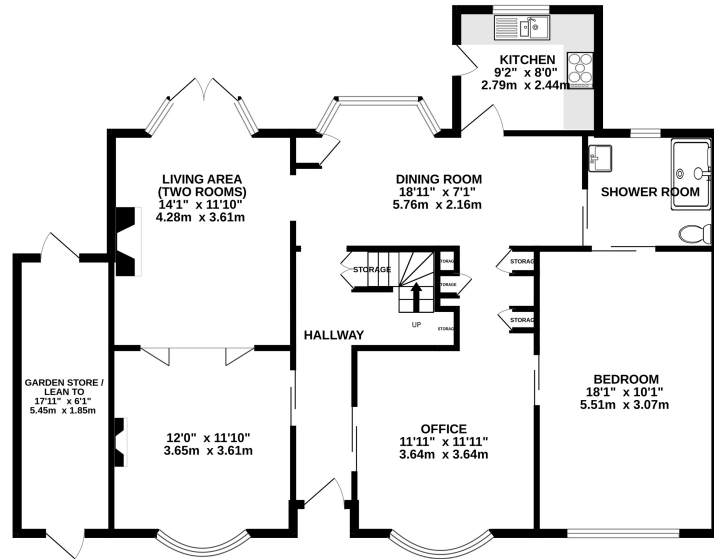
10' 6" x 6' 11" (3.20m x 2.11m)

Bathroom

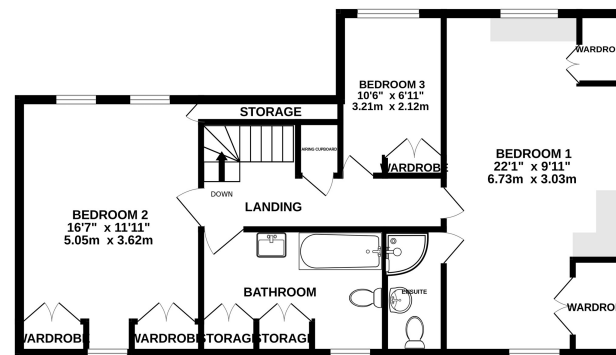


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GROUND FLOOR
1195 sq.ft. (111.0 sq.m.) approx.



1ST FLOOR
791 sq.ft. (73.5 sq.m.) approx.



TOTAL FLOOR AREA : 1986 sq.ft. (184.5 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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EFFICIENCY RATINGS

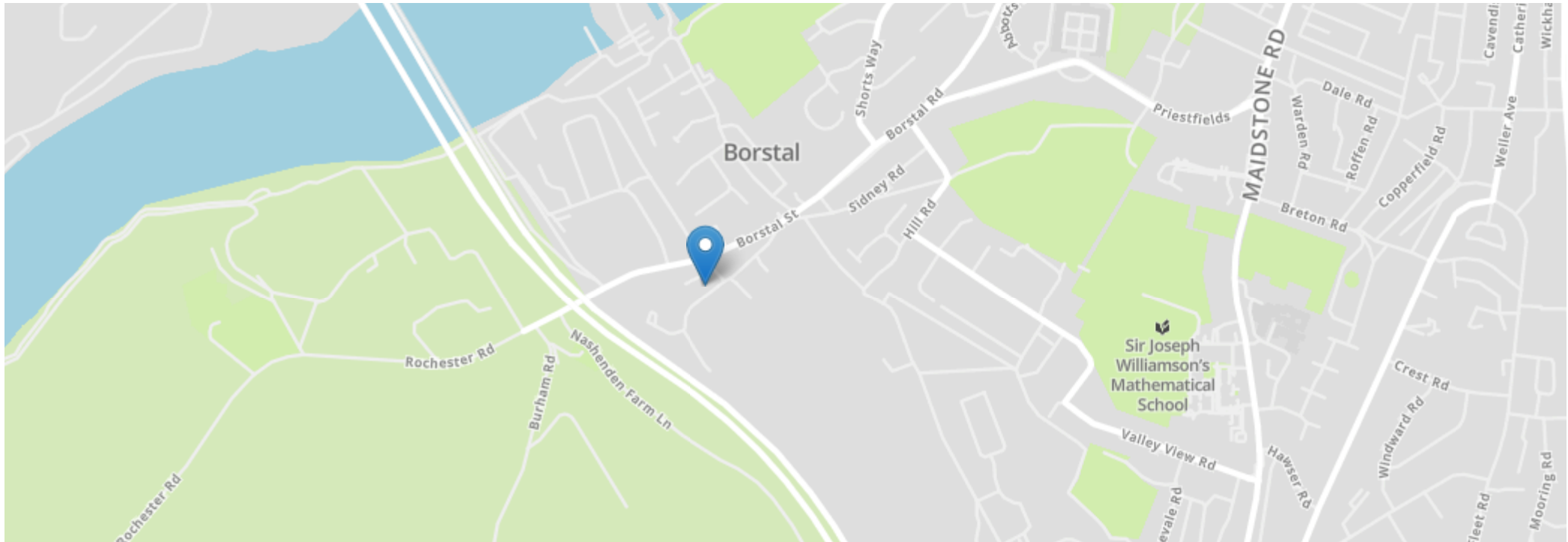
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England, Scotland & Wales		

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 F



SITUATION

Historic Rochester offers a variety of historic buildings including Rochester Castle and Cathedral. The area also offers a variety of restaurants, coffee shops and bars. There is a selection of schools in the area including Rochester Grammar for girls and Sir Joseph Williamson Mathematical for boys, along with further secondary and Primary schools near by.

DIRECTIONS

From Walderslade Village, head south-east on Walderslade Road. At the roundabout, take the 2nd exit onto Robin Hood Lane. Turn left to stay on Robin Hood Lane. Continue onto Fostington Way. At the roundabout, take the 2nd exit onto Walderslade Woods/A2045. At the roundabout, take the 2nd exit onto Rochester Rd/B2097, Turn left onto Priestfields, Merge onto Borstal Road. Turn left onto Nashenden Lane and the property will be on the right.

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Greyfox Prestige Walderslade

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