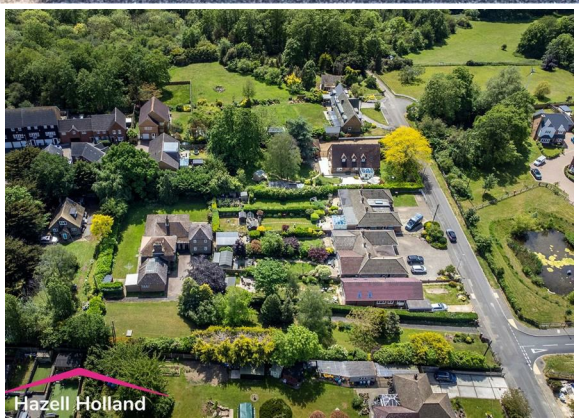


Hazell Holland welcome this rare opportunity on Elm Avenue in the charming area of Rochester, this remarkable property presents a fantastic development opportunity. Set on a generous 0.6-acre plot, the estate currently comprises two detached homes, offering immense potential for those looking to invest or create their dream residence. The property boasts an impressive layout with two spacious reception rooms, perfect for entertaining guests or enjoying family time. With five well-proportioned bedrooms and three bathrooms, there is ample space for comfortable living, catering to families of all sizes. Situated in a semi-rural location in Chattenden, this home enjoys a peaceful atmosphere while still being conveniently close to essential amenities. The area is well-served by local schools for all ages, ensuring that educational needs are easily met. Additionally, residents can take advantage of nearby leisure and sports facilities, promoting an active and fulfilling lifestyle.

Guide Price £1,500,000 - £1,750,000







Hazell Holland
SALES & LETTINGS

Elm Avenue
Chattenden
Rochester
Kent
ME3 8LZ


5


3


2


E

Entrance Porch
11'4 x 6'5 (3.45m x 1.96m)

Entrance Hall
12'6 x 7'6 (3.81m x 2.29m)

Lounge
19'9 x 16'8 (6.02m x 5.08m)

Dining Room
16'7 x 17'3 (5.05m x 5.26m)

Conservatory
17'0 x 9'2 (5.18m x 2.79m)

KItchen
16'7 11'6 (5.05m 3.51m)

Utility Room
12'8 5'1 (3.86m 1.55m)

Bathroom
11'9 x 6'7 (3.58m x 2.01m)

Bedroom 3
17'2 x 12'6 (5.23m x 3.81m)

Bedroom 4
12'9 x 12'7 (3.89m x 3.84m)

Landing

Bedroom 1
12'5 x 11'4

Bed 2
12'9 x 12'7 (3.89m x 3.84m)

Bathroom
8'5 x 6'9 (2.57m x 2.06m)

Annex Section

Lounge
16'6 x 12'0 (5.03m x 3.66m)

Bedroom
16'8 x 14'1 (5.08m x 4.29m)

En Suite Shower
8'5 x 5'6 (2.57m x 1.68m)

Front Garden
Providing access to the main house and ample parking.

Rear Garden

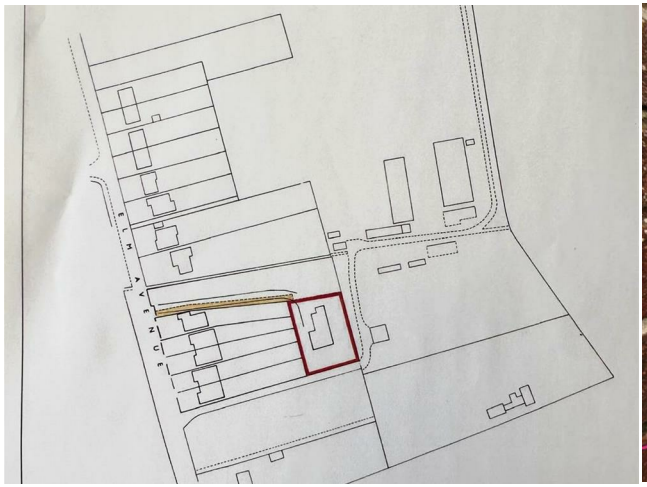
Garage
18'5 x 17'9 (5.61m x 5.41m)

Workshop
13'3 x 6'2 (4.04m x 1.88m)

Greenhouse
10'7 x 10'4 (3.23m x 3.15m)

HOUSE 2
The second property on the plot is a 2 bedroom detached house currently let at £995.00 per month.







GUIDE PRICE £1,500,000 - £1,750,000 Hazell Holland welcome this rare opportunity on Elm Avenue in the desirable area of Rochester, this remarkable property presents a fantastic development opportunity. Set on a generous 0.6-acre plot, the estate currently comprises two detached homes, offering immense potential for those looking to invest or create their dream residence.

The main property boasts 2820 square feet with an impressive layout with two spacious reception rooms, perfect for entertaining guests or enjoying family time. With five well-proportioned bedrooms and three bathrooms, there is ample space for comfortable living, catering to families of all sizes and annex potential easily achieved. The second property on the plot boasts 925 square feet comprises of a 2 bedroom detached house currently let at £995.00 per month.

Situated in a semi-rural location in Chattenden, this home enjoys a peaceful atmosphere while still being conveniently close to essential amenities. The area is well-served by local schools for all ages, ensuring that educational needs are easily met. Additionally, residents can take advantage of nearby leisure and sports facilities, promoting an active and fulfilling lifestyle.

For those who require easy access to major transport links, the property is ideally located with great connections to the A2 and M2 motorways, providing straightforward routes to Bluewater shopping centre, London, and Dover. This accessibility makes it an attractive option for commuters and those who enjoy exploring the wider region.

Offered for sale with no chain, this property is ready for its new owners to make their mark. Whether you are looking to develop or simply enjoy the spacious living it currently provides, this home on Elm Avenue is a rare find that should not be missed.



Hazell Holland

Elm Avenue, Chattenden, Rochester, Kent, ME3 8LZ

- Fantastic Development Opportunity
- Semi Rural Village Location of Chattenden
- Main Property Boasting 2820 Square Feet, Detached House With 5 Bedrooms and Three Bathrooms
- Second Property Being A Two Bedroom Detached House with 925 Square Feet
- 0.6 Approx Acre Plot
- Mainline Station within 2.5 Miles with Links to London, Ebbsfleet, Canterbury And Dover
- Within Three Miles Of The Historic Town of Rochester
- Convenient Distance of Local Amenites, Transport Links And Popular Schools
- Viewing Strictly by Appointment
- No Chain











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