

Brompton Farm Road | | Rochester | ME2 3NW

Offers over £600,000

MACHIN LANE

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Set back from Brompton Farm Road on a generous plot of approximately 0.23 acres, this substantial detached home offers around 1,953 sq ft of accommodation and is offered chain free.

Although technically a bungalow, it is better considered as a four-bedroom family home arranged across one level. Its proportions, multiple reception spaces, double garage and extensive gardens give it far more substance than the term bungalow might suggest.

The accommodation is centred around a generous entrance hall and offers excellent flexibility, with a large living room opening onto the garden, separate dining room, kitchen/breakfast room, utility room and conservatory. There are four well-proportioned

- Substantial four-bedroom detached family home arranged over one level
- Approximately 1,593 sq ft of versatile accommodation
- Generous 0.23-acre plot with mature, established gardens
- Offered chain free
- Four bedrooms including principal bedroom with en-suite
- Multiple reception spaces including living room, dining room and conservatory
- Large double garage with electric door
- Extensive off-street parking

Development Potential

The property offers particularly exciting scope for future development and reconfiguration, subject to the necessary planning permission, building regulations and other required consents. A neighbouring property has already been extended upwards with an additional storey, demonstrating the type of transformation that may be possible within the immediate setting and highlighting the













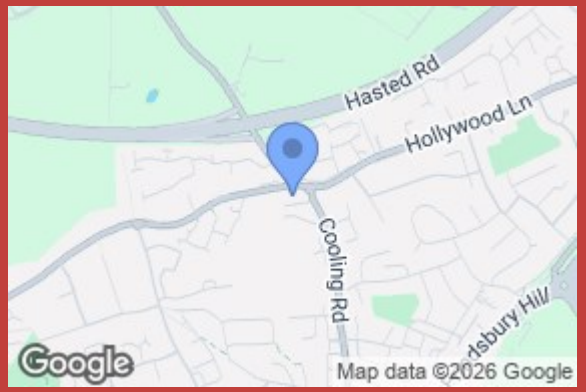




potential to significantly increase the accommodation.

The substantial detached double garage also creates further possibilities. Subject to consent, this could potentially be converted into an annexe, home office, studio, gym or additional living accommodation, making it ideal for multi-generational living or buyers working from home.

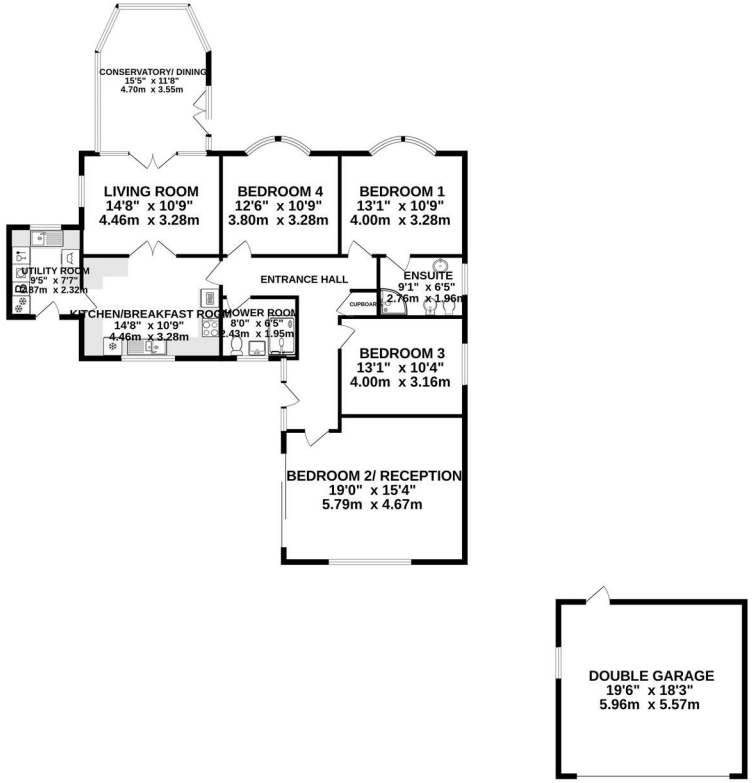
There is also scope to reconfigure and extend the existing parking provision across a greater proportion of the frontage, subject to any necessary approvals, creating additional off-street parking to complement the already generous plot. Together, these options make the property an attractive proposition for buyers looking not only for a substantial home today, but also one with considerable potential to adapt and grow in the future.





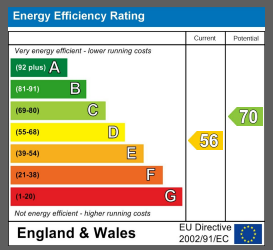


GROUND FLOOR
1882 sq.ft. (174.8 sq.m.) approx.



TOTAL FLOOR AREA : 1882 sq.ft. (174.8 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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