

Leander Road, | | Rochester | ME1 2UQ

£285,000

MACHIN LANE

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Set on Leander Road in Rochester, this two-bedroom semi-detached house offers a practical and affordable opportunity for first-time buyers or young families looking to establish themselves in a well-connected residential area.

The accommodation extends to approximately 699 sq. ft. and begins with an entrance hall leading into a comfortable, naturally bright lounge. To the rear, the kitchen/diner provides space for everyday family meals, with a door opening directly onto the patio and garden—ideal for keeping an eye on younger children or enjoying outdoor dining during the warmer months.

Upstairs are two well-proportioned bedrooms, including a generous principal bedroom

- Ideal first-time purchase or young family home
- Approximately 699 sq. ft. of accommodation
- Practical kitchen/diner with garden access
- Versatile second bedroom for a child or home office
- Two-bedroom semi-detached house
- Comfortable and naturally bright lounge
- Generously sized principal bedroom
- Family-friendly rear garden with patio and lawn

Front Exterior

A traditional brick-built semi-detached home set back from the road behind a front garden, with a paved pathway leading to the entrance.

Hall

The entrance hall provides access to the lounge and kitchen/diner, with a useful storage cupboard and stairs rising to the first-floor landing.

















Lounge

13'9" x 12'2" (4.20m x 3.71m)

A comfortable reception room with a wide front-facing window providing plenty of natural light. The room offers ample space for family seating and entertainment furniture, while the parquet-style flooring adds warmth and character.

Kitchen/Diner

12'2" x 9'4" (3.70m x 2.84m)

Positioned at the rear of the house, the kitchen/diner is arranged with a range of fitted wall and base units, work surfaces, tiled splashbacks and 2 integrated ovens and integrated dishwasher There is space for a dining table and chairs, making this a practical setting for family meals. A door opens directly onto the patio and rear garden.

Landing

The landing is naturally lit by a rear-facing window and provides access to both bedrooms and the family bathroom.

Bedroom 1

14'3" x 10'7" (4.34m x 3.23m)

A particularly generous principal bedroom benefiting from two windows The room comfortably accommodates a double bed and additional furniture, with space available for a dressing table or compact work-from-home area.

Bedroom 2

11'3" x 9'1" (3.42m x 2.77m)

A well-proportioned second bedroom overlooking the front of the property. Ideally suited as a child's bedroom, nursery or guest room, it could also provide a useful home office if required.

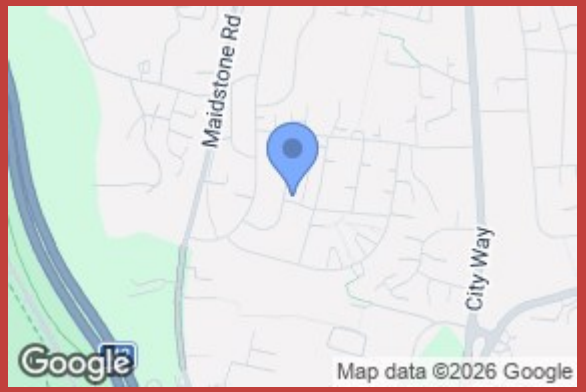
Bathroom

5'11" x 5'7" (1.81m x 1.71m)

The family bathroom is fitted with a white suite comprising a panelled bath, wash basin and WC. Tiled walls, wood-effect flooring and a frosted window complete the room.

Rear Garden

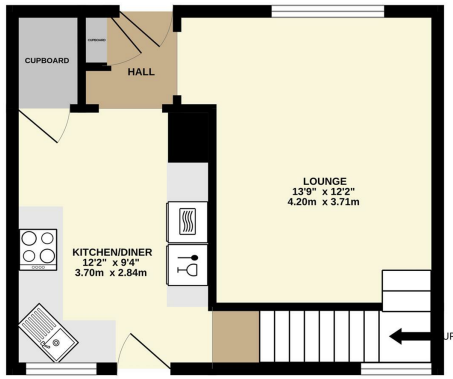
The rear garden offers a useful combination of paved patio, lawn and established planting. The patio provides space for outdoor seating and dining, while the lawn and separate play area make the garden particularly appealing to families with younger children. Garden sheds provide useful storage for tools, bicycles and outdoor equipment.



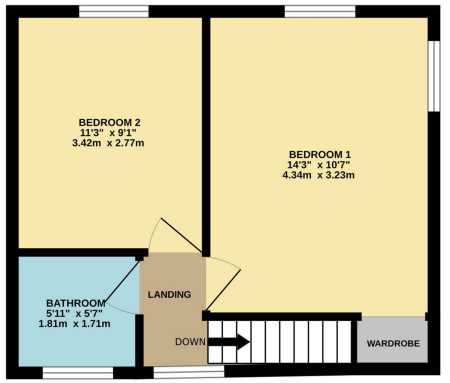




GROUND FLOOR
327 sq.ft. (30.3 sq.m.) approx.

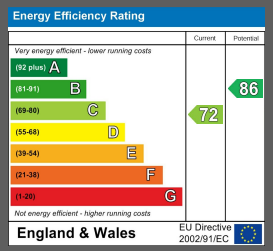


1ST FLOOR
330 sq.ft. (30.7 sq.m.) approx.



TOTAL FLOOR AREA : 657 sq.ft. (61.0 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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2b Crow Lane
Rochester
ME1 1RF
01634 829080
admin@machin-lane.co.uk
https://www.machin-lane.co.uk/