



Argyle Close | | Rochester | ME1 2TF

£350,000



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Welcome to this charming 1-bedroom detached bungalow, nestled in the quiet and sought-after location of Argyle Close, Rochester, Kent. This delightful home is being offered to the market for the first time in 20 years, presenting a rare opportunity to own a well-maintained property in a peaceful residential setting.

Perfectly suited for those seeking the ease and convenience of one-level living, this bungalow features a bright and spacious layout that combines comfort with practicality. The well-proportioned bedroom offers a serene retreat, while the living areas are both functional and inviting—ideal for relaxing or entertaining.

Parking is a breeze, thanks to the private driveway, and the good-sized garage provides valuable extra storage or potential for a workshop or hobby space.

Set within a quiet cul-de-sac, yet close to local amenities and transport links, this home combines tranquillity with convenience. Whether you're downsizing, retiring, or simply looking for a more manageable lifestyle, this bungalow ticks all the boxes.

- Driveway
- One Floor Living
- South Facing Garden
- Garage
- Chain Free
- Cul-de-sac Location

### Lounge

16'8" x 11'11" (5.09m x 3.63m)

This welcoming lounge offers a spacious and comfortable living area with a large window that fills the room with natural light. A traditional fireplace is set within a decorative surround, adding a cosy focal point. Built-in wooden shelving provides practical and attractive storage, creating a homely atmosphere perfect for relaxing.

### Dining Room / Bedroom 2

12'2" x 8'5" (3.70m x 2.57m)

This versatile room serves as a dining area or second bedroom and benefits from direct access to the conservatory through double doors. It offers a flexible space that could be adapted to suit your needs, whether for meals, work, or additional sleeping quarters.





### Kitchen

13'3" x 7'2" (4.03m x 2.19m)

This kitchen is bright and practical, fitted with white cabinetry and a tidy tiled splashback in a pattern of black, red, and grey squares. Ample workspace runs along the walls, complemented by large windows that allow plenty of daylight to illuminate the room.

### Conservatory

10'6" x 8'11" (3.19m x 2.71m)

The conservatory enjoys a lovely garden outlook, with many windows that let in natural sunlight. It includes comfortable seating and a dining table, perfect for enjoying the outdoors while remaining sheltered inside.

### Shower Room

This practical shower room features accessible fittings with a shower area enclosed by a curtain, alongside a wash basin and toilet. The room is designed for ease of use and convenience, making it well suited to a variety of needs.

### Bedroom 1

12'2" x 8'5" (3.70m x 2.57m)

An additional bedroom set up with medical-style beds and storage, this room is prepared for specialist use or care needs and features a large window with vertical blinds for privacy and light control.

### Rear Garden

The rear garden is a well-maintained and private outdoor space featuring a healthy lawn surrounded by mature plants and shrubs. The conservatory opens directly onto the garden, creating a seamless transition between indoor and outdoor living. There is also a small patio area ideal for seating or planting.

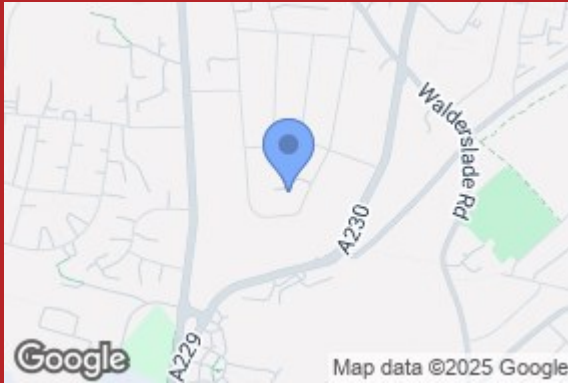
### Front Exterior

The front exterior presents a neat, brick-built bungalow with a well-kept front lawn and driveway offering ample parking. The entryway is sheltered and welcoming, enhancing the curb appeal of the home.

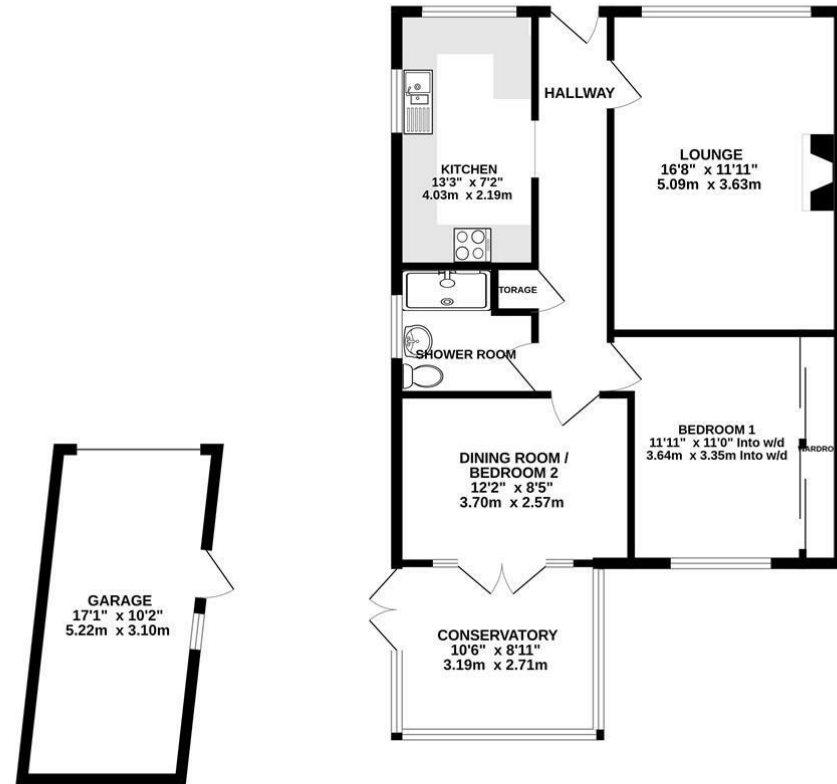
### Garage

17'1" x 10'2" (5.22m x 3.10m)

The garage is detached and offers a spacious storage area with a solid wooden door and a window for natural light. It provides practical off-road parking and additional space for tools or hobbies, conveniently located adjacent to the main house.



GROUND FLOOR  
887 sq.ft. (82.4 sq.m.) approx.



TOTAL FLOOR AREA: 887 sq.ft. (82.4 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus)	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			
England & Wales		EU Directive 2002/91/EC	

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