



GERRARD AVENUE



Guide Price £395,000 Freehold

THE PROPERTY

Guide Price £395,000 - £425,000

We are pleased to offer this two double bedroom detached bungalow situated in one of the sought after locations in Rochester. The property offers excellent potential for further development, including the possibility of extending or a double storey extension (STPP). It also presents an opportunity to tailor it to your own style and taste.

The property offers two double bedrooms, a generous size lounge/diner with some original features including doors and picture rail and also has the benefit of offering a feature brick fire surround with multi fuel burner, ideal for those winter months. The kitchen offers a range of fitted wall and base units and cooker to remain. Also with modern fitted shower room and separate cloakroom. The two bedrooms are of a good size with bedroom one offering fitted wardrobes.

Externally the rear garden has received a lot of love and tender care with a variety of trees and shrubs. Also there is the potential for vegetable plots for those garden enthusiasts. There is also the multi storage shed. Side access leads to the garage which is ideal as a workshop. The front garden has been well tended, again offering a variety of shrubs. The driveway leads to the garage.

This property would ideally suit a family as there is an excellent selection of schools, both private and state, within comfortable waking distance. This includes St Andrews Primary School, The Kings School, Rochester Grammar and the Mathematical School. Also there is the convenience of the mainline station providing services to London Cannon Street, London Victoria and the high speed link to Ebbsfleet International as well as superb road connections via the A2/M2/M20 and M25 providing access to London and the Coast.



GERRARD AVENUE, ROCHESTER, KENT, ME1 2RW



Porch

Kitchen

10' 0" x 9' 11" (3.05m x 3.02m)

Shower Room

WC

Lounge/Diner

26' 4" x 11' 0" (8.03m x 3.35m)

Bedroom 1

13' 0" x 10' 11" (3.96m x 3.33m)

Bedroom 2

13' 0" x 10' 11" (3.96m x 3.33m)

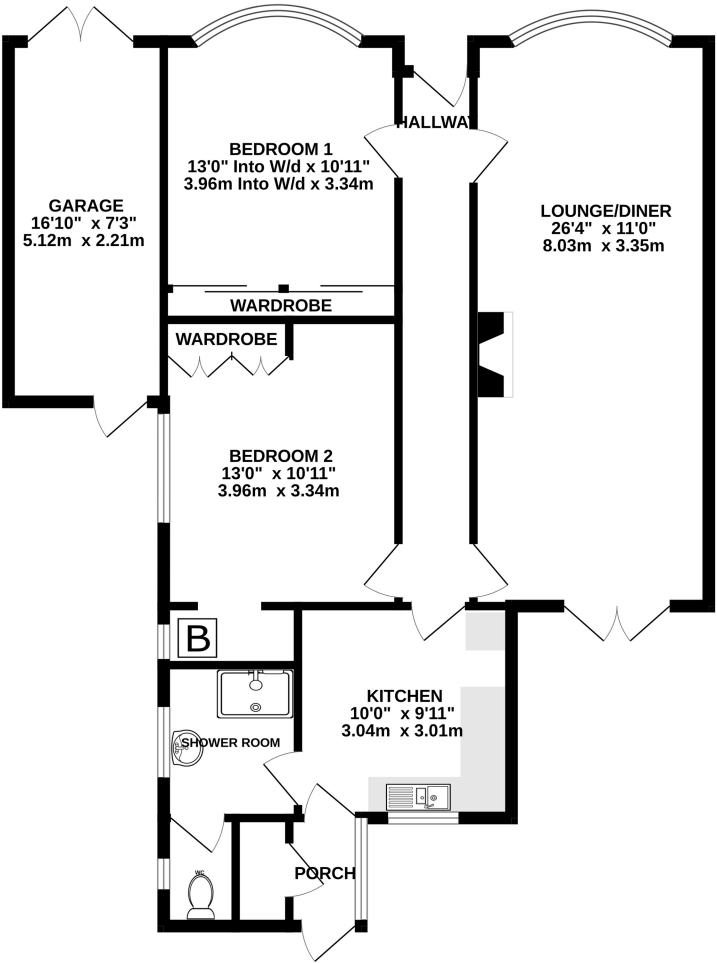
Garage

16' 10" x 7' 3" (5.13m x 2.21m)



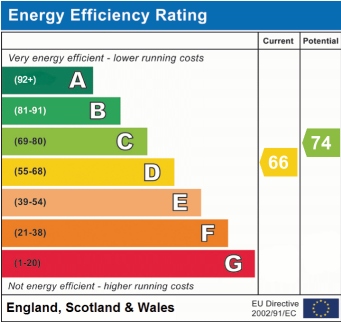
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GROUND FLOOR
1001 sq.ft. (93.0 sq.m.) approx.



TOTAL FLOOR AREA : 1001 sq.ft. (93.0 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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EFFICIENCY RATINGS

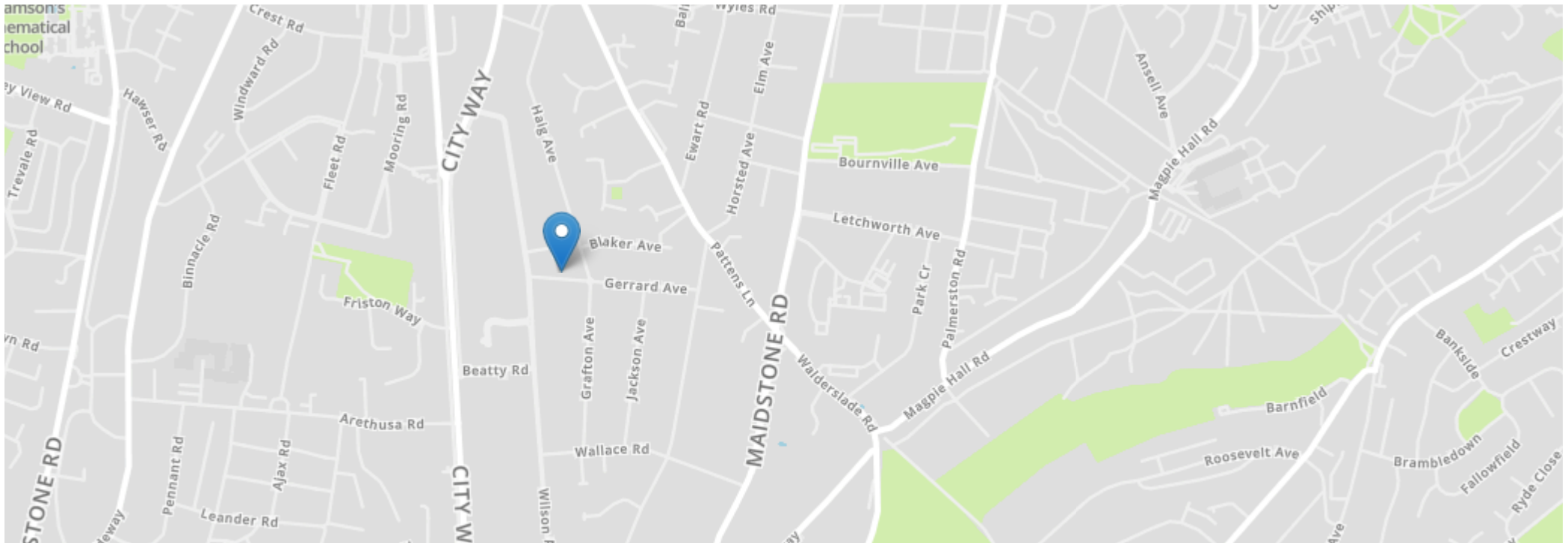


AGENT NOTES

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 E



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 right onto Walderslade Village Bypass. Continue onto Walderslade Road. Continue onto Pattens Lane. Turn left onto Wilson Avenue. Turn right onto Gerrard Avenue and the property will be on the left.

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Greyfox Prestige Walderslade

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