



WILSON AVENUE



£750,000 Freehold

THE PROPERTY

Are you looking for that ideal detached four bedroom home which is located in a highly sought after residential area within walking distance to the Rochester Grammer School for Girls and the Sir Joseph Mathematical School for Boys. Also with excellent local schools.

As you approach this excellent family home you will appreciate the individual design and space. On entering you will be impressed by this spacious entrance hall which at first impressions has been presented to a very high standard and designed for the modern family. Continuing through, the open plan configuration creates a feel of space as you are welcomed to a modern fitted kitchen with a range of fitted units with oak worksurfaces and offering a host of integrated appliances which include hob, double oven, fridge & freezer and dishwasher. It also has the added benefit of a utility room. The dining area is a great space for those family gatherings and for entertaining with family and friends, with french doors leading out onto the large terrace area.

Continuing on the ground floor, there is a modern fitted cloakroom and if you need space to work from home, there is an office/ study and seperate reception room to chill and unwind in.

Moving upstairs you are greeted with the galleried landing which floods the house with natural light. There are four double bedrooms, the principal with a modern fitted shower room and a generous sized family bathroom.

Entering the large rear garden, this is mainly laid to lawn with a large terrace area with pergola and seating area. This really is a lovely space for the family to enjoy and for children to play safely. It also has the added benefit of a garage which is accessible from the garden. Driveway to the front.

This property really is a great home and needs to be viewed to appreciate the accommodation on offer.



WILSON AVENUE, ROCHESTER, KENT, ME1 2RL



Entrance Hall

Lounge

13' 3" x 12' 10" (4.04m x 3.91m)

Open Plan Kitchen/ Family Room

31' 5" x 10' 8" (9.58m x 3.25m)

Utility Room

Study

9' 1" x 6' 5" (2.77m x 1.96m)

WC

Bedroom 1

11' 11" x 11' 7" (3.63m x 3.53m)

Ensuite



Bedroom 2

13' 5" x 13' 0" (4.09m x 3.96m)

Bedroom 3

13' 0" x 11' 5" (3.96m x 3.48m)

Bedroom 4

11' 11" x 8' 2" (3.63m x 2.49m)

Bathroom

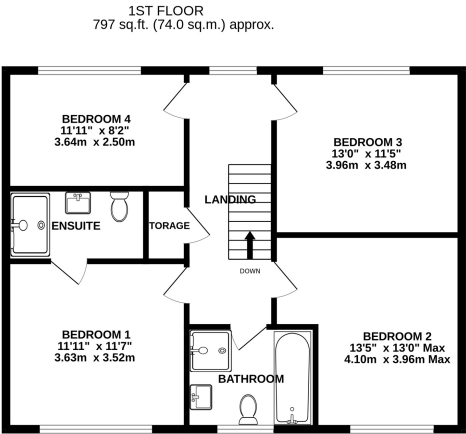
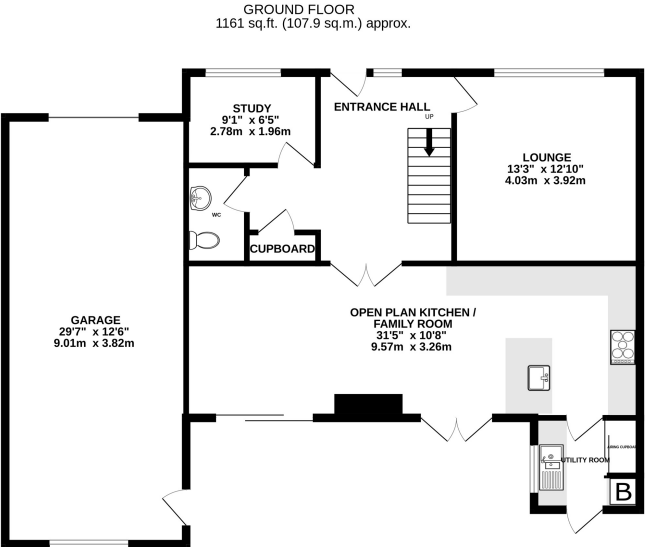
Garage

29' 7" x 12' 6" (9.02m x 3.81m)





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TOTAL FLOOR AREA: 1958 sq.ft. (181.9 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

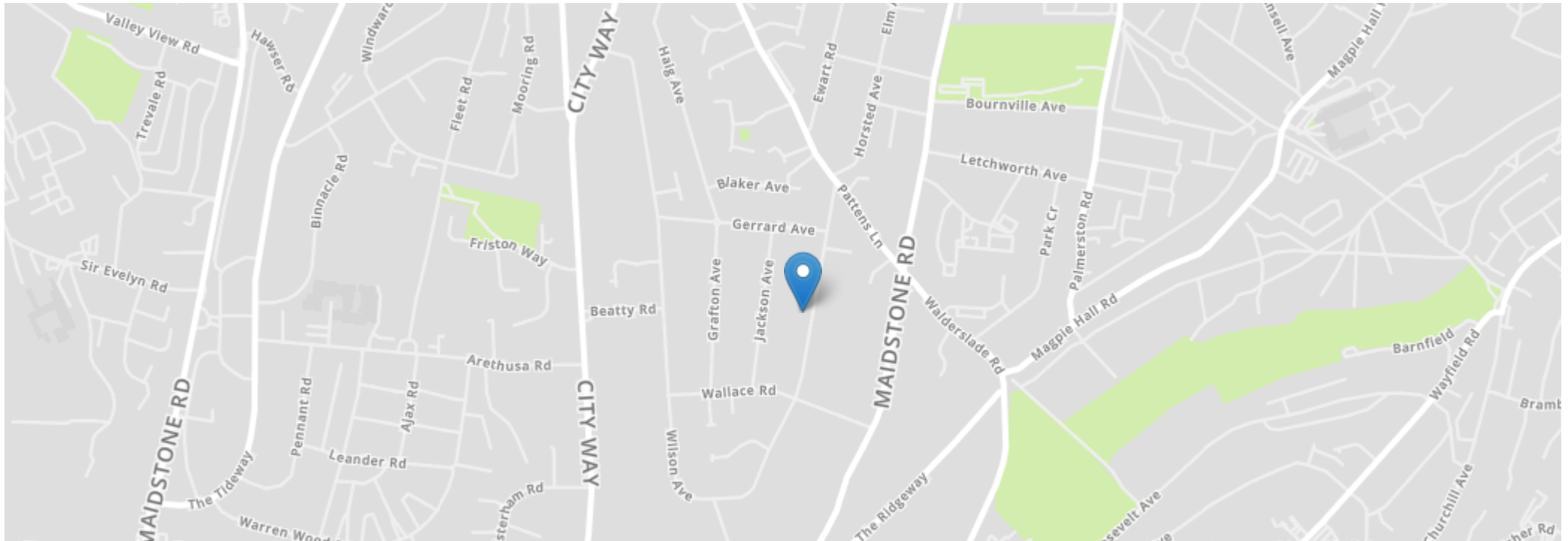
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		85
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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 and turn right onto Walderslade Village Bypass. Continue onto Walderslade Road. At the roundabout take the 1st exit and stay on Walderslade Road. Continue onto Pattens Lane. Turn left onto Wilson Avenue. Turn right onto Gerrard Avenue. Turn right onto Wilson Avenue.



Greyfox Prestige Walderslade

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