



WILSON AVENUE



£430,000 Freehold

THE PROPERTY

This lovely property is set within a sought after location in Wilson Avenue Rochester. This is an ideal family home as the property has been extended with a large open plan kitchen/diner, perfect for hosting the family gatherings. It also has the benefit of a spacious lounge with a feature Victorian open fire place which is perfect to be cosy in those winter months.

The kitchen offers stylish fitted wall and base units, a host of integrated appliances to include double oven, gas hob, dishwasher, wine cooler and ample work surfaces with French doors leading out to the terrace. Also with three bedrooms, a modern family bathroom and a downstairs shower room.

Moving outside, the property offers a large rear garden, with large patio area, mainly laid to lawn. This is a secluded garden which is a great space to entertain and ideal for children to play safely. The driveway is offered with convenient parking options.

Located in a sought after area, within short walking distance to local schools, shops and Rochester/Chatham town centre which both offer the high speed connections to London. This is ideal for commuters and is also well connected to the local bus services and motorway links.



WILSON AVENUE, ROCHESTER, KENT, ME1 2RL



Entrance Hall

Lounge

13' 1" x 13' 1" (3.99m x 3.99m)

Dining Room

11' 5" x 11' 4" (3.48m x 3.45m)

Kitchen

17' 5" x 8' 8" (5.31m x 2.64m)

Shower Room

Bedroom 1

13' 1" x 11' 5" (3.99m x 3.48m)

Bedroom 2

13' 1" x 9' 9" (3.99m x 2.97m)

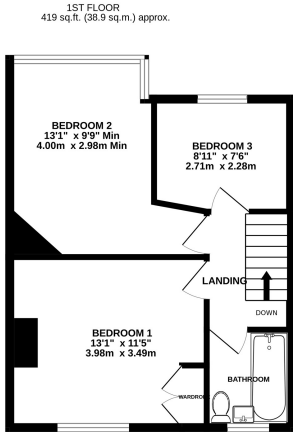
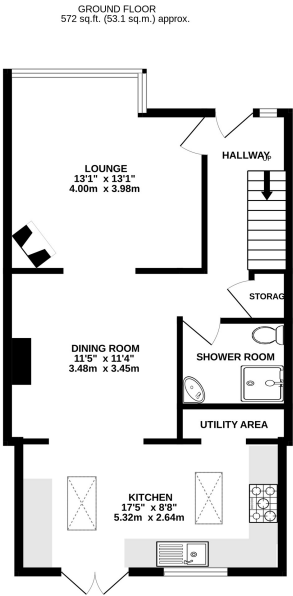
Bedroom 3

8' 11" x 7' 6" (2.72m x 2.29m)

Bathroom



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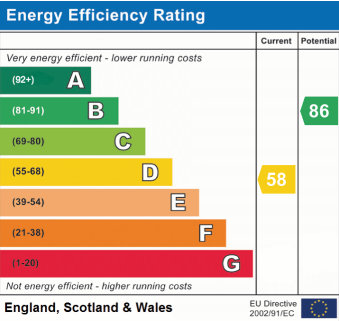


TOTAL FLOOR AREA : 991 sq.ft. (92.1 sq.m.) approx.

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

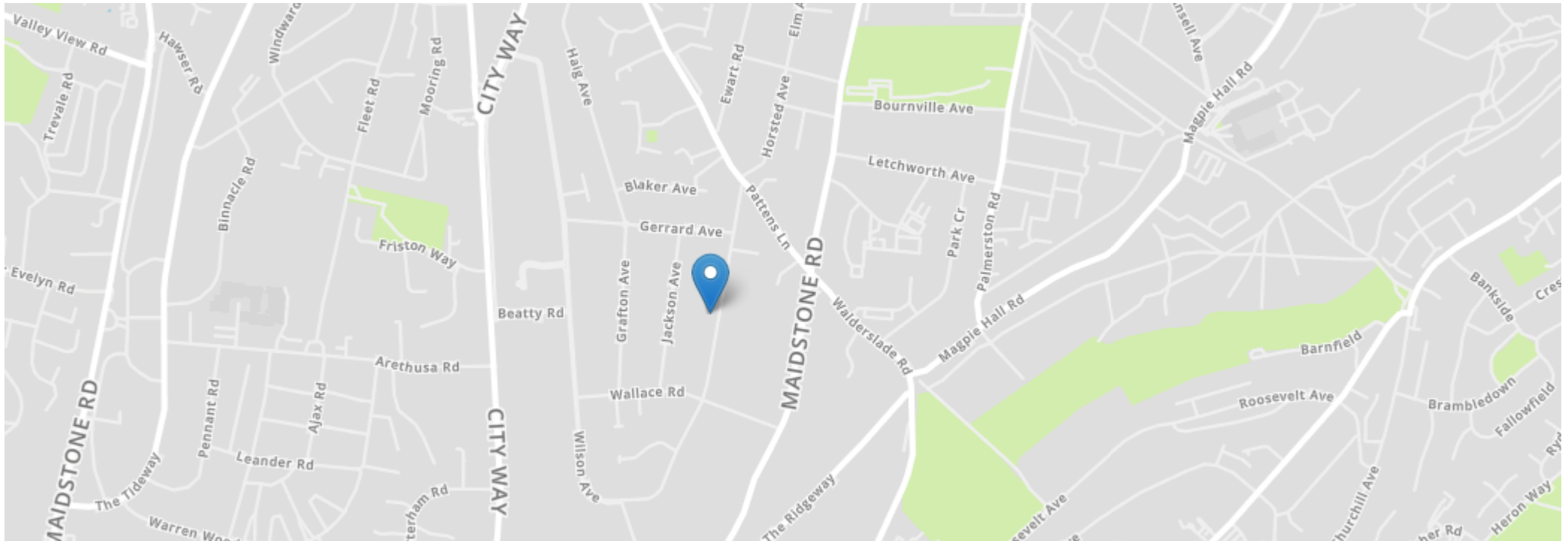


AGENT NOTES

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Local Authority

Medway
Band C



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



Greyfox Prestige Walderslade

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