



WALLACE ROAD



Offers in Excess of £450,000 Freehold

THE PROPERTY

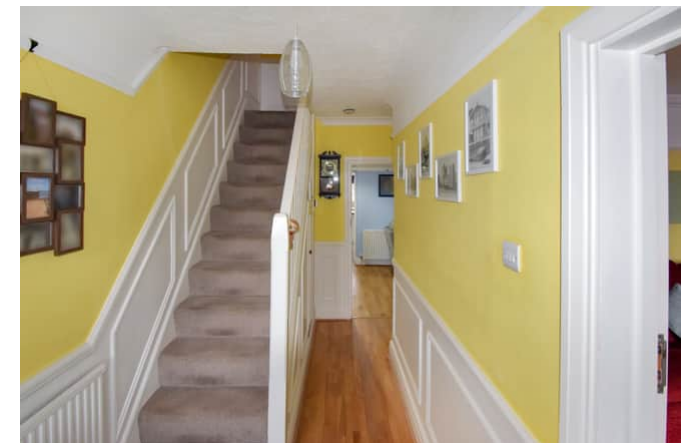
Offered to the market is this 3 Bedroom extended 1930s End of Terrace house. Walking into the home, you are greeted with a large entrance hallway. The snug at the front of the property is a fantastic family space, the fireplace creates a warm and inviting place to snuggle up in the colder months.

Heading to the rear of the home, you will find a semi open plan kitchen with a 2nd reception room, which features a log burner, and a dining room with French doors leading to the garden. You will also find the utility room, and downstairs shower room.

Heading upstairs you will find the family bathroom, two double bedrooms and a smaller third.

Parking is a breeze with the large driveway and garage. The property also benefits from a side entrance, perfect for coming back from a muddy walk.

If you are looking for a wonderful spacious family home, look no further.





Hallway

Snug

13' 0" x 10' 4" (3.96m x 3.15m)

Living Area

18' 11" x 11' 5" (5.77m x 3.48m)

Kitchen

12' 6" x 9' 4" (3.81m x 2.84m)

Dining Room

13' 3" x 8' 0" (4.04m x 2.44m)

Utility Room

13' 3" x 4' 5" (4.04m x 1.35m)

Shower Room

Bedroom 1

12' 2" x 10' 4" (3.71m x 3.15m)

Bedroom 2

12' 2" x 11' 5" (3.71m x 3.48m)

Bedroom 3

7' 5" x 6' 3" (2.26m x 1.91m)

Bathroom

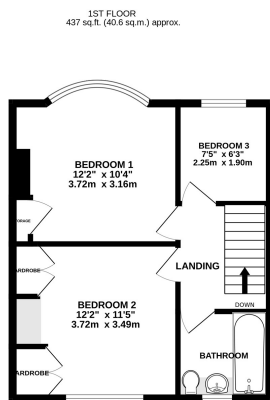
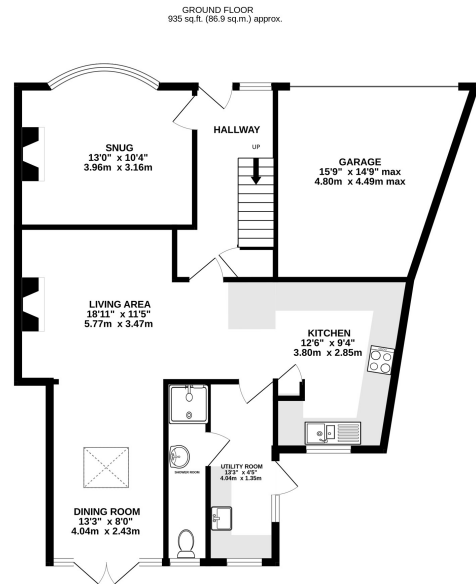
6' 2" x 7' 4" (1.88m x 2.24m)

Garage

15' 9" x 14' 9" (4.80m x 4.50m)



WALLACE ROAD, ROCHESTER, KENT, ME1 2TA



TOTAL FLOOR AREA: 1372 sq.ft. (127.5 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		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		72	83
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 D



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

Head on Walderslade Road. At the roundabout, take the 1st exit and stay on Walderslade Road and turn left onto Maidstone Rd/A230. After 0.2 miles, turn right onto Wallace Road.



Greyfox Prestige Walderslade

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