





Guide Price £350,000 Freehold

## THE PROPERTY

Guide price £350,000 - £375,000

Being offered with no forward chain is this great three bedroom 1930s home. The current owner has maintained and presented throughout and ready to move into would be great for the first time buyer or the growing family, as situated in a sought after location with highly regarded schools just a short distance away.

On entering this lovely home you are greeted by an inviting entrance hallway with hardwood flooring, flowing through to the open plan living area, providing the perfect space to chill and relax in. Offering a modern fitted kitchen with a range of fitted units and Quartz worksurfaces and breakfast bar. Also includes integrated appliances with the added benefit of offering a double oven, gas hob and extractor, dishwasher and washing machine. The dining area is a great space to entertain with family and friends with patio door leading into the garden.

Moving upstairs you are welcomed to three good sized bedrooms, a modern fitted shower room with double shower and WC and washbasin & unit.

Externally offers an enclosed rear garden mainly laid to lawn with shrub borders, patio area, a further covered seating area and patio with outside lighting and power to enjoy those summer evenings. Also with parking to the front.





**Entrance Hall**

**Open plan Living/ Dining room/ Kitchen**

27' 1" x 17' 7" (8.26m x 5.36m)

**Bedroom 1**

15' 3" x 9' 4" (4.65m x 2.84m)

**Bedroom 2**

11' 8" x 10' 0" (3.56m x 3.05m)

**Bedroom 3**

7' 1" x 6' 7" (2.16m x 2.01m)

**Shower room**

**Garden**

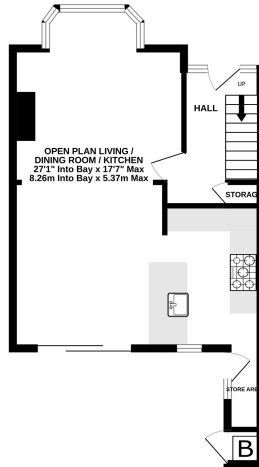
75' 0" x 17' 8" (22.86m x 5.38m)



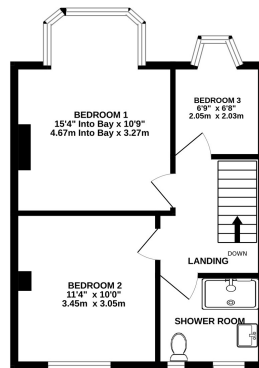
WILSON AVENUE, ROCHESTER, KENT, ME1 2SS



GROUND FLOOR  
441 sq.ft. (41.0 sq.m.) approx.



1ST FLOOR  
431 sq.ft. (40.0 sq.m.) approx.



TOTAL FLOOR AREA : 872 sq.ft. (81.0 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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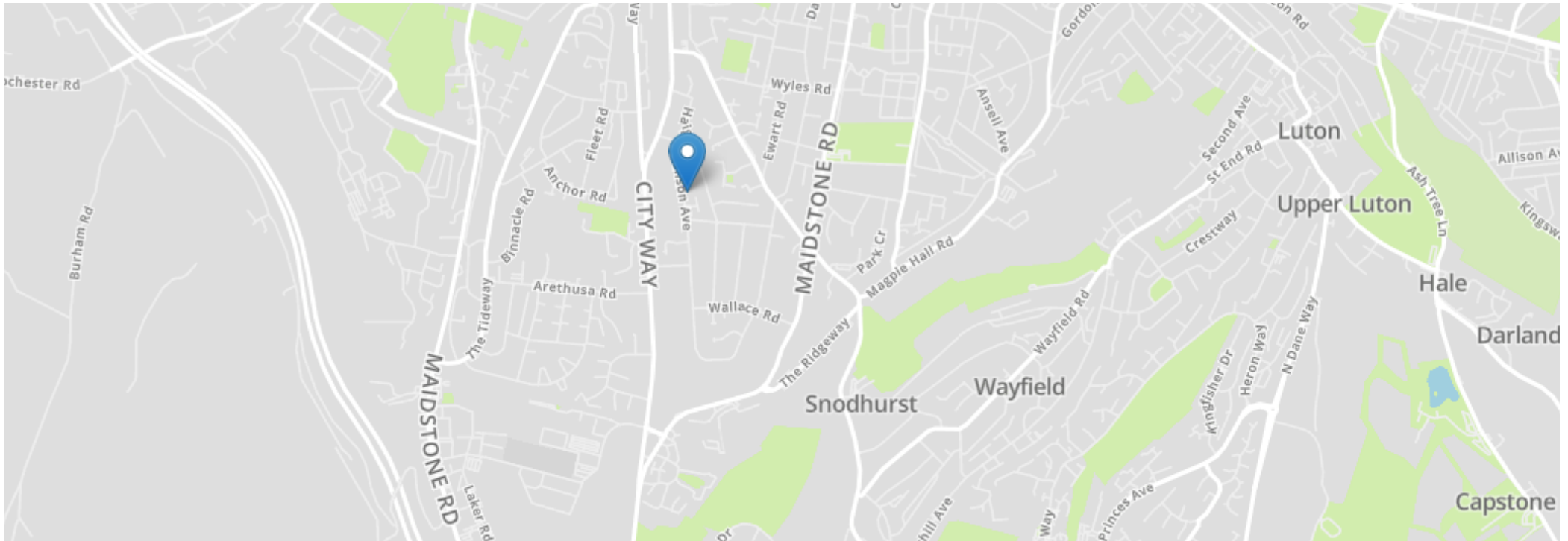
## EFFICIENCY RATINGS

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D	63	
(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>.

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MORTGAGES  
CONVEYANCING



## 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.

WILSON AVENUE, ROCHESTER, KENT, ME1 2SS



## Greyfox Prestige Walderslade

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