



SIR EVELYN ROAD



£375,000 Freehold

## THE PROPERTY

Guide Price £375,000 - £400,000

We are pleased to present this delightful three bedroom spacious home, perfect for the growing family and for entertaining guests or relaxing in. You will be pleasantly surprised when entering as you are welcomed to an open plan living room with modern fitted kitchen/ dining area and lounge area over looking the private garden. The kitchen offers a range of fitted units and worksurfaces, integrated dishwasher and the added benefit of antico flooring. Continuing on this level, you have a family bathroom and a further reception room which is a great place to unwind in.

Upstairs you have three good size bedrooms with a feature Victorian fire place, and a modern WC.

Moving outside, the current owners have maintained and placed a lot of love and tender care into the rear garden with a lawn area, a variety of shrubs and trees, raised borders, shed to remain and a large terraced area for entertaining with family and friends.

Continuing to the rear of the south facing garden which gets sun throughout the day, there is access via a gate. You have access to the meadow area which is great for children to play and is also ideal for those garden enthusiasts. The front offers a block paved driveway and lawn area.

This home truly is one to be viewed, please call the sales team for further details.

\*Please note £35 per annum to be paid to Sir Evelyn Road residential\*





**Porch**

**Open plan Kitchen/ Living Room**

24' 0" x 14' 3" (7.32m x 4.34m)

**Bathroom**

**Snug**

10' 10" x 9' 11" (3.30m x 3.02m)

**Bedroom 1**

14' 6" x 12' 4" (4.42m x 3.76m)

**Bedroom 2**

10' 0" x 7' 5" (3.05m x 2.26m)

**Bedroom 3**

11' 1" x 9' 11" (3.38m x 3.02m)

**WC**

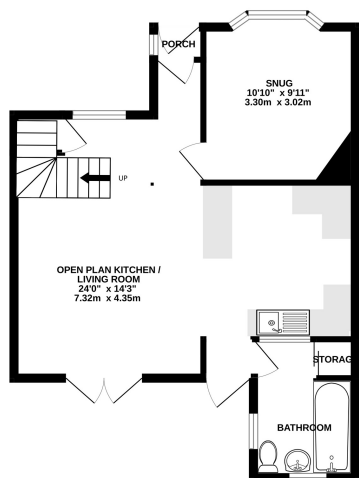
**Garden**

54' 4" x 25' 1" (16.56m x 7.65m)

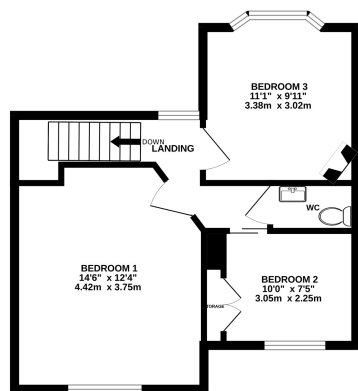


SIR EVELYN ROAD, ROCHESTER, KENT, ME1 3NB

GROUND FLOOR  
495 sq.ft. (46.0 sq.m.) approx.



1ST FLOOR  
420 sq.ft. (39.0 sq.m.) approx.




TOTAL FLOOR AREA: 915 sq.ft. (85.0 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+)	<b>A</b>		81
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	61	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

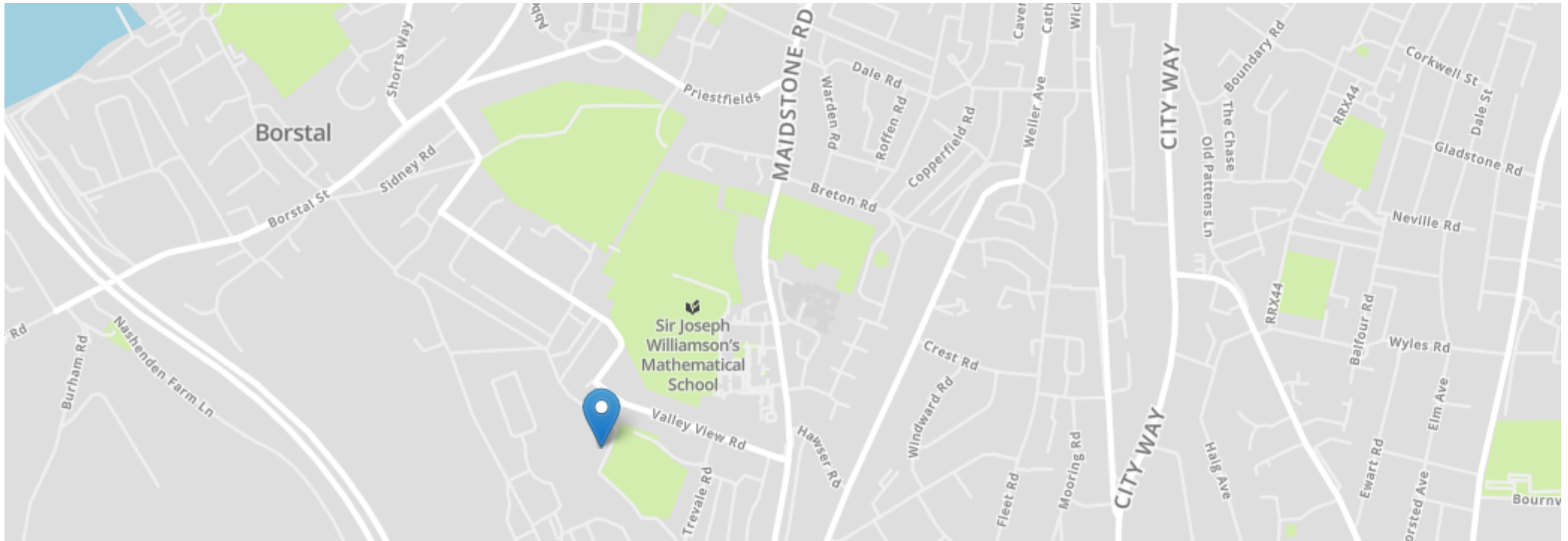
### AGENT NOTES

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 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

Head south-east on Walderslade Road. At the roundabout, take the 2nd exit onto Robin Hood Lane. Turn left to stay on Robin Hood Lane and continue onto Fostington Way. At the roundabout, take the 2nd exit onto Walderslade Woods/A2045 At the roundabout, take the 2nd exit onto Rochester Rd/B2097 Turn left onto Valley View Road and turn left onto Sir Evelyn Road.



## Greyfox Prestige Walderslade

Walderslade Village Centre, Walderslade, Kent ME5 9LR  
Sales: 01634 757027 | Lettings: 01634 865595 | Email: [walderslade@greyfox.co.uk](mailto:walderslade@greyfox.co.uk)

[greyfox.co.uk/greyfox-prestige](http://greyfox.co.uk/greyfox-prestige)