BLUEBELL ESTATES

240, High Street, Wouldham, ME1 3TY

£340,000

A beautifully presented 3 bedroom detached family home on a bold corner plot with scope to extend.

- Beautifully Presented 3 Bedroom Detached Family Home
- Large Corner Plot with Potential To Extend STP
- Open Plan Living-Dining Room
- Modern Kitchen-Breakfast Room
- Double Glazed Conservatory
- Re-fitted Ground Floor Cloakroom
- 2 Double Bedrooms and Good Size Single 3rd Bedroom
- Contemporary Shower Room with Double Shower
- Larger Than Usual Detached Garage
- Must Be Seen to Be Appreciated

If you are looking for a spacious detached family home, in a pleasant village location with space to extend later, then this could be the home for you. The property is presented beautifully throughout and offers well proportioned and well laid out accommodation. Being a corner plot there is fantastic scope to extend to the side as the next door neighbour has done, subject to the usual consents being obtained. Being situated on the edge of the village gives you great access to the countryside as well as being very close to some lovely riverside walks. For more information on this beautifully presented family home please contact us on 01622 717500.

Wouldham

If you want to be close to the Medway towns, including the historic city of Rochester but want a bit more peace and quiet then we feel Wouldham village could be the place for you. For outdoor lovers there are walks along The North Downs Way or along the River Medway and you can reward yourself after a long walk at The Medway Inn with a Sunday roast and pint of real ale or for something a little spicier in the adjoining Ruby's Indian restaurant. The Watermans Inn is great for a cold pint in the beer garden on a hot summers' day or in winter, snuggle up next to its Inglenook fireplace and enjoy a real ale with some of their great pub grub. The local primary school has been re-built and relocated and was rated by Ofsted as Good in the 2013 inspection and 2017 interim report. It currently has around 130 pupils but will grow and looks to go from strength to strength from here. Commuters can access the M2 and M20 motorways via nearby Blue Bell Hill or drive 4 miles to Rochester station and let the train whisk you to central London in as little as 39 minutes!

Accommodation as follows:

Composite double glazed door into entrance hall.

Entrance Hall

Tiled flooring. Coving to ceiling. Radiator. Cupboard under stairs.

Living-Dining Room

20'11" x 9'10" (6.39 x 3)

Double glazed square bay window to front and patio doors to conservatory. Feature electric fire. Radiator. Coving to ceiling. Oak effect laminate flooring.

Kitchen-Breakfast Room
11'6" x 11'1" (3.53 x 3.4)
A modern kitchen with high gloss door and drawer fronts and square edged worktops over. Inset stainless steel bowl and drainer with chrome mixer tap. Integrated dishwasher. Space for American style fridge-freezer and freestanding electric oven. Stainless steel and glass hood over space for oven. Breakfast bar area. Tiled flooring and localised tiling to walls. Coving to ceiling. Double glazed window to rear. Double glazed door to side.

Conservatory
10'8" x 9'11" (3.27 x 3.03)
A double glazed conservatory with door opening to rear garden. Radiator. Tiled floor.

Cloakroom
A white suite comprising low level wc and wall mounted basin with chrome mixer tap. Tiled floor and localised tiling to walls. Radiator. Obscured double glazed window to side.

Stairs/Landing
Carpeted stairs from entrance hall to first floor landing with doors to all bedrooms and bathroom. Coving to ceiling. Double glazed windows to side and front.

Bedroom 1
11'7" x 10'2" (3.54 x 3.10)
Double glazed window to rear. Built in wardrobe. Oak effect flooring. Radiator.

Bedroom 2
11'8" x 8'11" (3.58 x 2.74)
Double glazed window to front. Oak effect flooring. Radiator. Coving to ceiling.

Bedroom 3
8'4" x 7'1" (2.55 x 2.17)
Double glazed window to rear. Built in cupboard. Oak effect flooring. Radiator.

Shower Room
7'4" x 5'7" (2.25 x 1.72)
A modern white suite comprising double sized shower enclosure with chrome shower mixer, vanity style basin with chrome mixer tap and dual flush low level wc. Tiled floor and walls. Chrome heated towel rail. Obscured double glazed window to side.

Outside

Front
Mainly laid to lawn with small gate and path leading to front door. A variety of trees, shrubs and plants. Outside light.

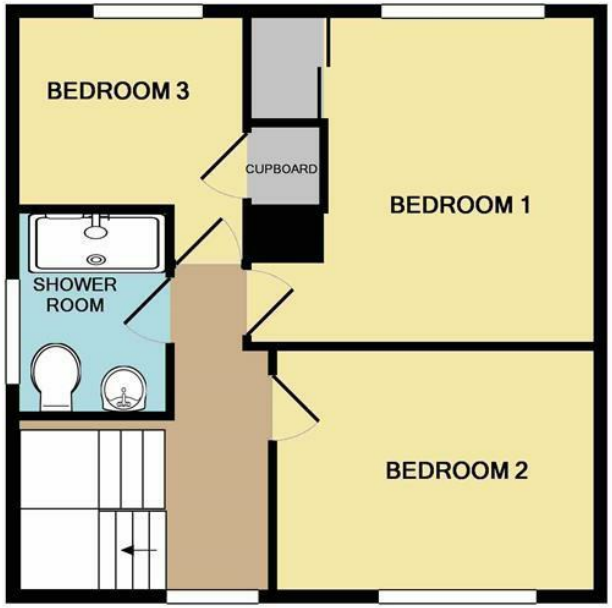
Rear Garden
Mainly laid to lawn with patio area to the immediate rear. A variety of trees and shrubs. Outside tap. Path and gate to side. Further gate leading to garage and parking space.

Garage and Parking
A 1.5 sized detached garage with up and over door to front.

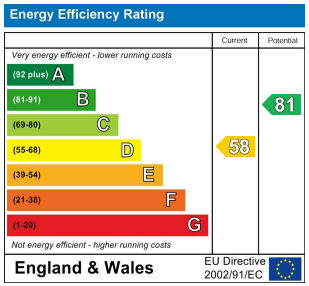
Services
Electricity, Gas, Water and mains drainage

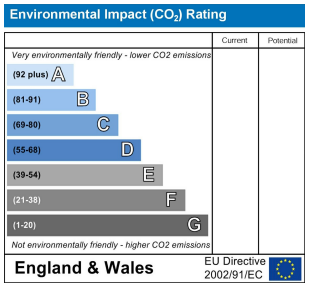
Viewing Arrangements
By appointment through:-
Bluebell Estates
27 High Street
Aylesford
Kent
ME20 7AX
Tel: 01622 717500
Web: www.bluebell-estates.co.uk

GROUND FLOOR



1ST FLOOR





Whilst every attempt has been made to ensure the accuracy of the floor plan 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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enquiries@bluebell-estates.co.uk
www.bluebell-estates.co.uk
01622 717500

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