Bluebell

ESTATES



1, Nelson Road, Wouldham, ME1 3YE

£340,000

## About this property.....

CHAIN FREE and competitively priced, this three bedroom semi detached home delivers space, convenience and a standout village setting.

Well proportioned rooms set the tone, complemented by a handy downstairs toilet and an upstairs bathroom with both bath and separate shower cubicle. Outside, you get the lifestyle extras everyone wants: a good sized SOUTH FACING REAR GARDEN, garage, all tucked away on a quiet no-through road just steps from scenic riverside walks. If you didn't need the GARAGE, this could be removed to create parking at the end of the garden.

A smart buy for anyone seeking comfort, practicality and a great location.

## Situation.....

Looking for a peaceful escape near the Medway towns, including the charming city of Rochester? Wouldham village offers just that! Outdoor enthusiasts will love the scenic walks along the North Downs Way or the River Medway, followed by a tasty Sunday roast and pint of real ale at The Medway Inn or a flavourful meal at the adjacent Ruby's Indian restaurant. In the summertime, The Watermans Inn is the perfect spot for a cold pint in their inviting beer garden, while winter brings the cozy warmth of their Inglenook fireplace and delicious pub grub. The village's recently relocated primary school boasts a Good rating from Ofsted and is set to grow even stronger. Commuters have easy access to the M2 and M20 motorways via nearby Blue Bell Hill, and Halling Station is just a 10-minute (1.8 mile) bike ride away with trains to St Pancras International in as little as 46 minutes (including a change). If you prefer driving, Ebbsfleet International is only 22 minutes (14 miles) away by car, with trains to London St. Pancras taking only 19 minutes.




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- Three Bedrooms
- Chain Free
- South Facing Rear Garden
- Downstairs Cloakroom
- Detached Garage
- Quiet No Through Road Location
- Freehold - No Service Changes









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Garage

**Ground Floor**
**Approximate Floor Area**
**421 sq. ft**
**(39.20 sq. m)**

**First Floor**
**Approximate Floor Area**
**415 sq. ft**
**(38.58 sq. m)**

**Approx. Gross Internal Floor Area 836 sq. ft / 77.78 sq. m (Excluding Garage)**

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

Agents Notes
Floor plans produced for illustrative purposes only. The position and sizes of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or mis-statement. These particulars are produced for information only and do not form part of any contract. The agent has not had sight of any title documents. Fixtures, fittings and services not tested.