



## 19 Gerrard Avenue

Rochester ME1 2RN

**Guide Price £375,000**



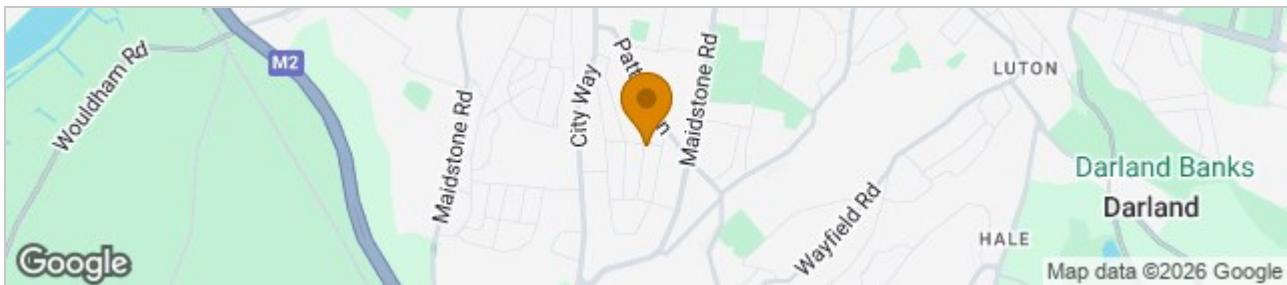
GUIDE PRICE £375,000 - £400,000. Welcome to the desirable area of Gerrard Avenue, Rochester, where this charming mid-terrace house, built in 1935, offers a perfect blend of classic character and modern living. Spanning an impressive amount of square feet, this four-bedroom property is ideal for families seeking a spacious and comfortable home. Upon entering, you are welcomed by a delightful porch that leads into a bright entrance hall. The fitted kitchen is well-equipped, making it a joy for any home cook, while the generous lounge/diner provides an inviting space for relaxation and entertaining. The addition of a conservatory enhances the living area, allowing for an abundance of natural light and a seamless connection to the outdoors. The first floor features three well-proportioned bedrooms, complemented by a family bathroom. The loft has been thoughtfully converted to create a master bedroom complete with an en-suite shower room, offering a private retreat for the homeowners.

Outside, the property boasts a good-sized rear garden, perfect for outdoor activities or simply enjoying the fresh air. A driveway at the front accommodates two cars, providing convenience for busy families.

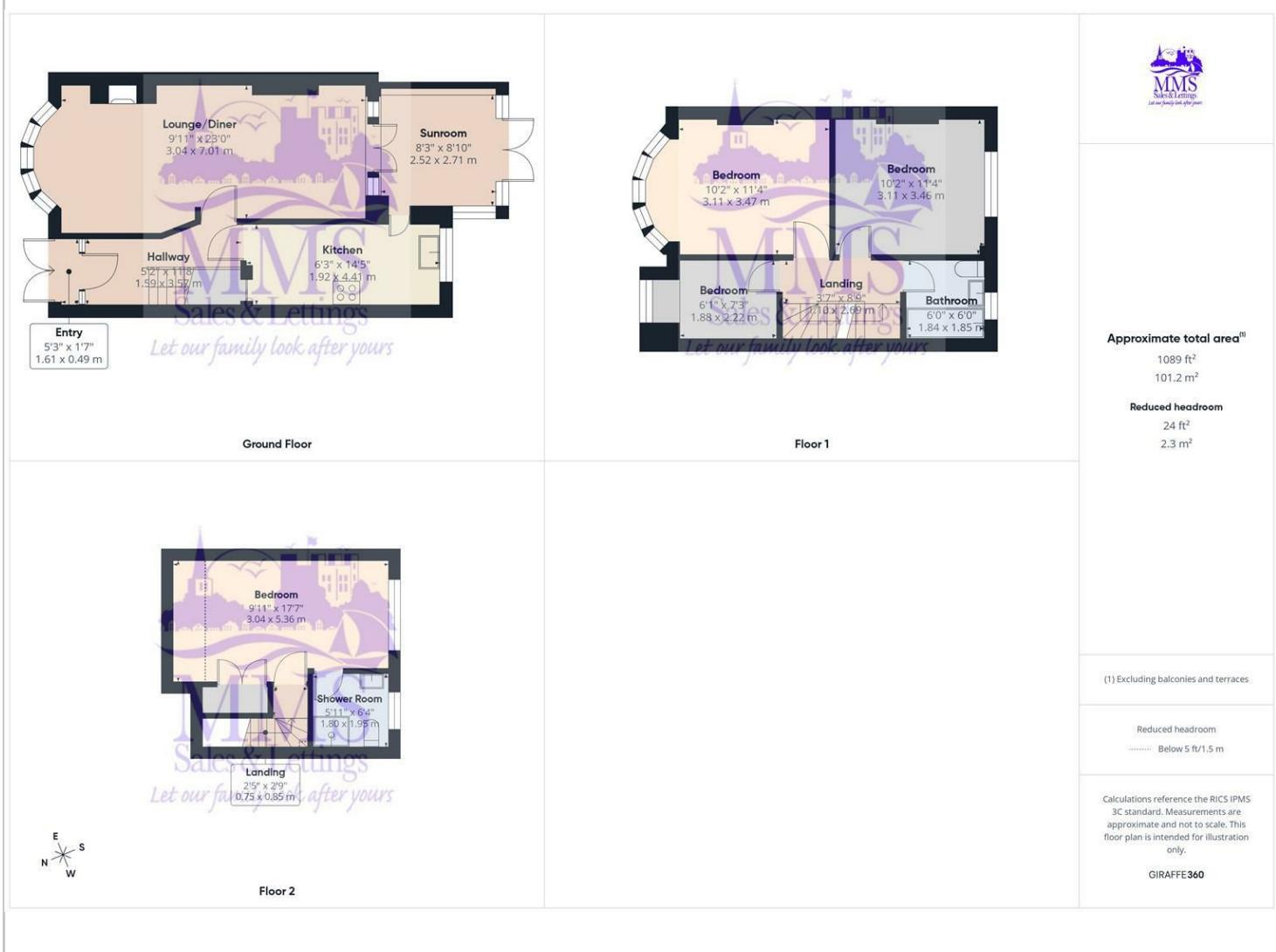
This home is ideally situated close to a variety of amenities, including schools for all ages, with both boys' and girls' grammar schools nearby. Additionally, excellent motorway links and local shops are within easy reach, making this location both practical and appealing. With a council tax band of C, this property represents a wonderful opportunity for those looking to settle in a vibrant community. Don't miss the chance to make this lovely house your new home.



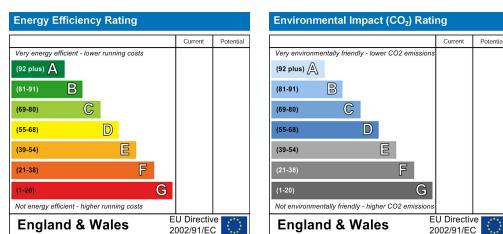
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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