Greenleaf
Sales • Lettings • Mortgages



287 Wilson Avenue

Rochester, ME1 2SS

GREENLEAF PROPERTY SERVICES are delighted to introduce this substantially extended and beautifully presented detached family home to the market, in a sought-after residential location within ME1 Rochester. Boasting three/four double bedrooms, a stunning open-plan kitchen/family/dining room complete with island and breakfast bar, separate bay-fronted lounge, utility room, downstairs shower room/WC and upstairs bathroom, this truly impressive and versatile property further benefits from off road parking for three cars, and a west facing patio and rear garden of approximately 120ft. This stylish family home is simply ready to move into and enjoy, we therefore recommend viewing at your earliest convenience to avoid disappointment.

The layout briefly consists of: Entrance hallway giving access to the lounge, bedroom four/office, downstairs shower room/WC, impressive integral kitchen/breakfast room open-plan to the equally impressive dining/family area, with utility room off the kitchen area; To the rear of the entrance hall stairs lead up to the landing giving access to three double bedrooms and family bathroom; Tri-fold doors lead out to the garden from the dining area, with gated access to the side of the property also.

Located on a quiet residential road yet within walking distance of local shops, pharmacy and doctors surgery, the property is close to all A2/M2/M20 road links to London and coast, and is equidistant to both Chatham and Rochester stations offering fast services to London St Pancras. Highly regarded schools for all age groups are nearby, whilst the historic High Street with its range of restaurants, bars, boutiques, famous cathedral and Norman castle is just a short drive away.

Price Guide £635,000

287 Wilson Avenue

Rochester, ME1 2SS

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- STUNNING CONTEMPORARY DETACHED FAMILY HOME
- THREE/FOUR DOUBLE BEDROOMS / SEPARATE BAY-FRONTED LOUNGE / UTILITY ROOM
- CLOSE TO STATIONS WITH 35 MINUTE FAST TRAINS TO LONDON
- EPC GRADE C / COUNCIL TAX BAND F / FREEHOLD
- SUBSTANTIALLY EXTENDED TO INCLUDE IMPRESSIVE OPEN-PLAN BESPOKE KITCHEN/DINER/LOUNGE
- SUBSTANTIAL ISLAND / BREAKFAST BAR
- CLOSE TO HIGHLY REGARDED SCHOOLS FOR ALL AGE GROUPS
- FULLY INTEGRATED APPLIANCES / ISLAND AND BREAKFAST BAR
- 120FT GARDEN (APPROX) AND PAVED PATIO
- CLOSE TO HISTORIC HIGH STREET AND ALL A2/M2/M20 ROAD LINKS

Entrance Hallway
14'11" x 20'2" (4.55m x 6.15m)
With attractive recently new front door into welcoming hallway with lovely wood flooring and neutral decor, window to side, stairs to rear up to first floor, oak doors to lounge, shower room/WC, bedroom four/office, and kitchen/lounge/diner.

Lounge
14'1" x 14'1" (into bay) (4.3m x 4.3m (into bay))
Bay-fronted room with neutral decor and wood flooring continued, central feature light.

Bedroom Four/Office
12'11" x 9'0" (3.95m x 2.75m)
Double bedroom four currently used as an office, window to front of house, wood flooring continued.

Shower Room / WC
6'6" x 6'6" (2.0m x 2.0m)
With white suite consisting of walk-in shower with glass divide, WC and basin/vanity, vertical chrome radiator, downlighters, attractive contrasting wall tiles with laminate flooring.

Kitchen/Breakfast Area
17'6" x 13'1" (5.35m x 4.0m)
Attractive glass-pane doors into this stunning room for all the family. With stylish and generous range of gloss cupboards to wall and floor with integral dishwasher, double oven and fridge-freezer, attractive contrasting granite worktops, impressive central island with induction hob and breakfast bar area and stools, leading along to the open-plan extension to the rear running the full width of the property. Doorway into utility room from kitchen also.

Utility Room
8'6" x 6'6" (2.6m x 2.0m)
Useful utility room with wood-effect worktop and basin, further gloss cupboards and boiler, feature splashback tiles, plumbing for washing machine and dryer, downlighters, door and window to side of property.

Dining/Family Area
23'7" x 10'11" (7.2m x 3.35m)
The full width open-plan extension to the rear of the property provides a comfortable and cosy lounge area, and further dining space with plenty of room for a family table and chairs. Two skylights, downlighters, and tri-folding doors out to the patio provide ample light to this beautiful family room.

Landing
26'6" x 3'1" (8.1m x 0.95m)
With neutral carpet and decor, window to side of property, access to "loft" storage area, bathroom, and three double bedrooms.

Family Bathroom
7'0" x 5'6" (2.15m x 1.7m)
With white suite consisting of bath with shower attachment, basin and WC/vanity cupboard with black granite worktop, vertical chrome radiator, downlighters, attractive contrasting neutral wall tiles, and laminate flooring.

Master Bedroom
14'5" x 11'5" (4.4m x 3.5m)
Double bedroom with neutral carpet and decor, window to rear and side, wardrobes to stay.

Bedroom Two
11'11" x 10'5" (3.65m x 3.2m)
Double bedroom with neutral carpet and decor, wardrobes to stay, window to rear.

Bedroom Three
12'3" x 9'10" (3.75m x 3.0m)
Double bedroom with window to front of property, neutral carpet and decor.

Loft Storage Room
13'5" x 11'3" (4.1m x 3.45m)
Useful extra storage/loft space with light, easily accessed from landing via doorway.

Garden
Good size paved patio to rear and side of property with plenty of space for outdoor dining and BBQs, leading onto the impressive lawn garden, raised planter/rockery, further area currently used for bee-keeping and chicken coup, all very private and fully fenced.

Off Road Parking
Generous block-paved off road parking directly to front of property.

Agents Note 1
Greenleaf work closely with qualified, trusted and competitive mortgage consultants and local solicitors, enabling clients the time-saving opportunity of keeping all aspects of buying and selling a property under one roof. For this service we receive a fee of between one and two hundred pounds per referral.

Agents Note 2
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, If you require clarification or further information on any points, please contact us. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

Tel: 01634730672





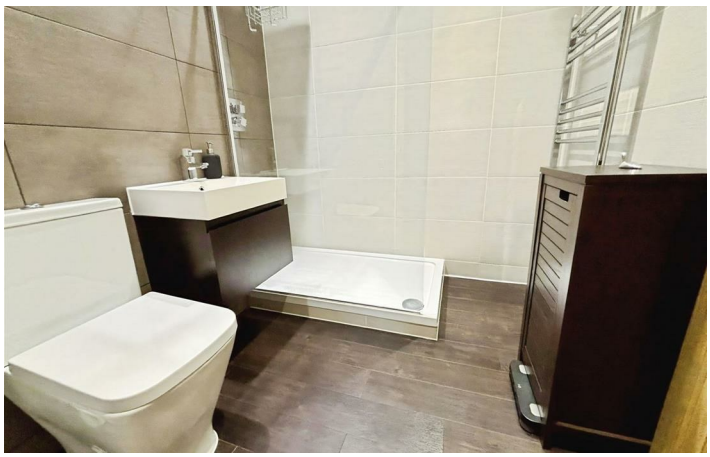








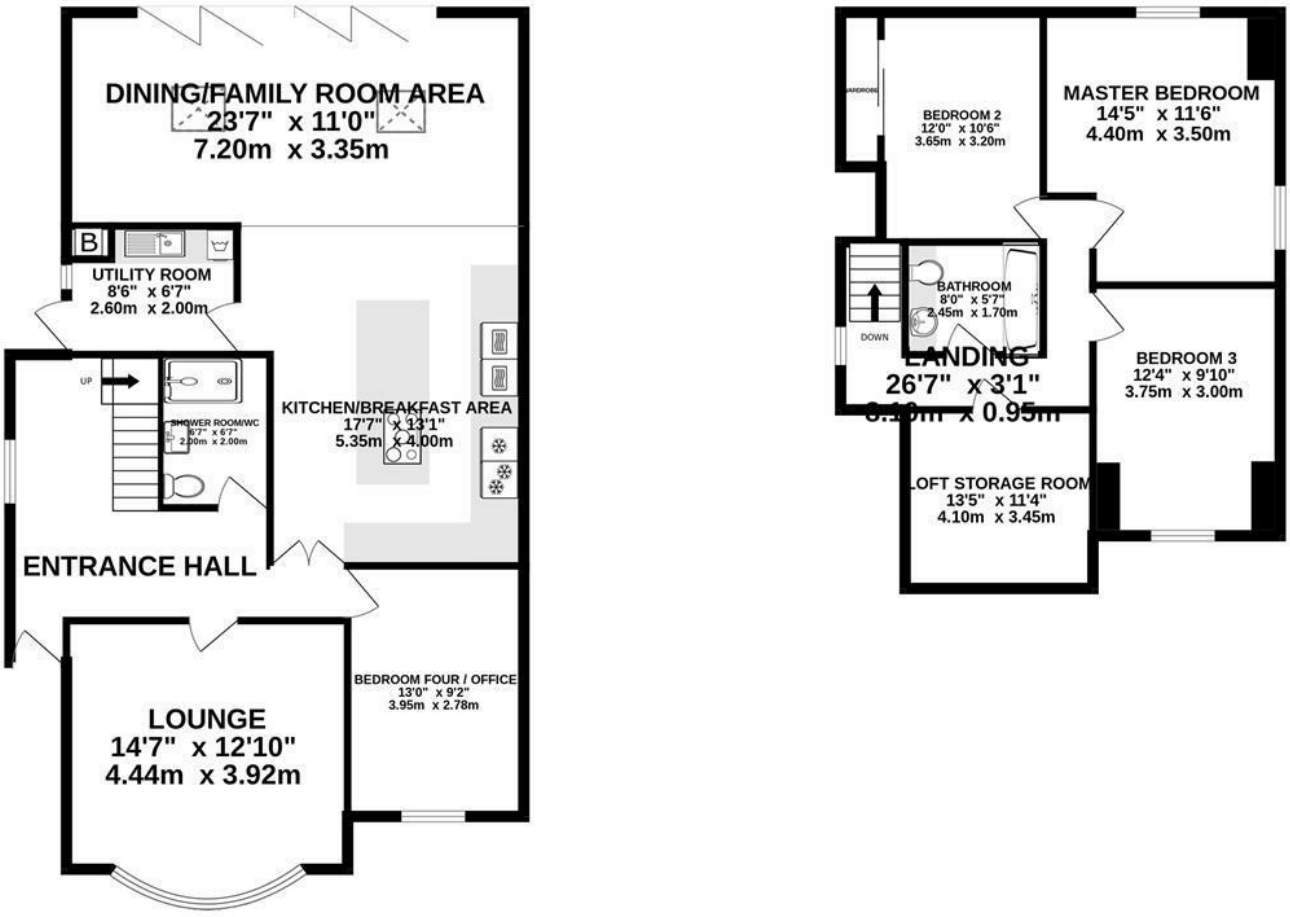




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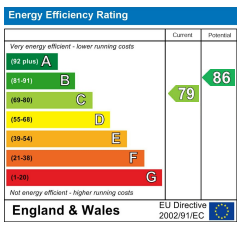
GROUND FLOOR
1084 sq.ft. (100.7 sq.m.) approx.

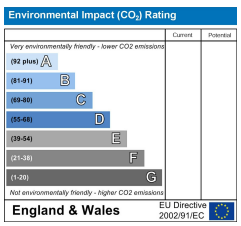
1ST FLOOR
600 sq.ft. (55.7 sq.m.) approx.



TOTAL FLOOR AREA : 1684 sq.ft. (156.4 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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