



Walmers Avenue, Rochester, ME3 7EH

SPLIT LEVEL OVER TWO FLOORS | CONSERVATORY | OFF-ROAD PARKING | VIEWING A MUST
FOUR BEDROOMS | INTERNAL GARAGE | FAR REACHING VIEWS | EPC RATING D

Asking Price: £725,000

HUNTERS[®]
HERE TO GET *you* THERE

Walmers Avenue, Rochester, ME3 7EH

Beautifully presented detached property, situated over two floors, with wonderful views over farmland down to the River Thames. The current owners have spent a great deal of time and money over the years on their home, which has led to the present superb decorative order that it is in today. This really is a property that you need to view to fully appreciate. The accommodation includes, four bedrooms, luxury bathroom, lounge, conservatory, large open plan area comprising of kitchen dining area and further living space and additional shower room. The large garden is very well established with lots to offer including a workshop, patio, shed and greenhouse. The current owners have also informed us that they can get two cars in the garage. PLEASE NOTE THAT THE PROPERTY HAS PLANNING PERMISSION GRANTED FOR AN ADDITIONAL BEDROOM, EN-SUITE AND DRESSING ROOM. Call us now to find out more

BEDROOM 1

4.88m (16' 0") x 2.69m (8' 10")



BEDROOM 2

3.30m (10' 10") x 2.49m (8' 2")



BEDROOM 3

3.30m (10' 10") x 2.49m (8' 2")



LOUNGE

5.41m (17' 9") x 4.24m (13' 11")



BATHROOM



BEDROOM 4



GARAGE/WORKSHOP

6.76m (22' 2") x 4.24m (13' 11")

KITCHEN/BREAKFAST ROOM



UTILITY ROOM

3.28m (10' 9") x 2.41m (7' 11")



STUDY

1.47m (4' 10") x 4.04m (13' 3")

CONSERVATORY

3.48m (11' 5") x 2.69m (8' 10")



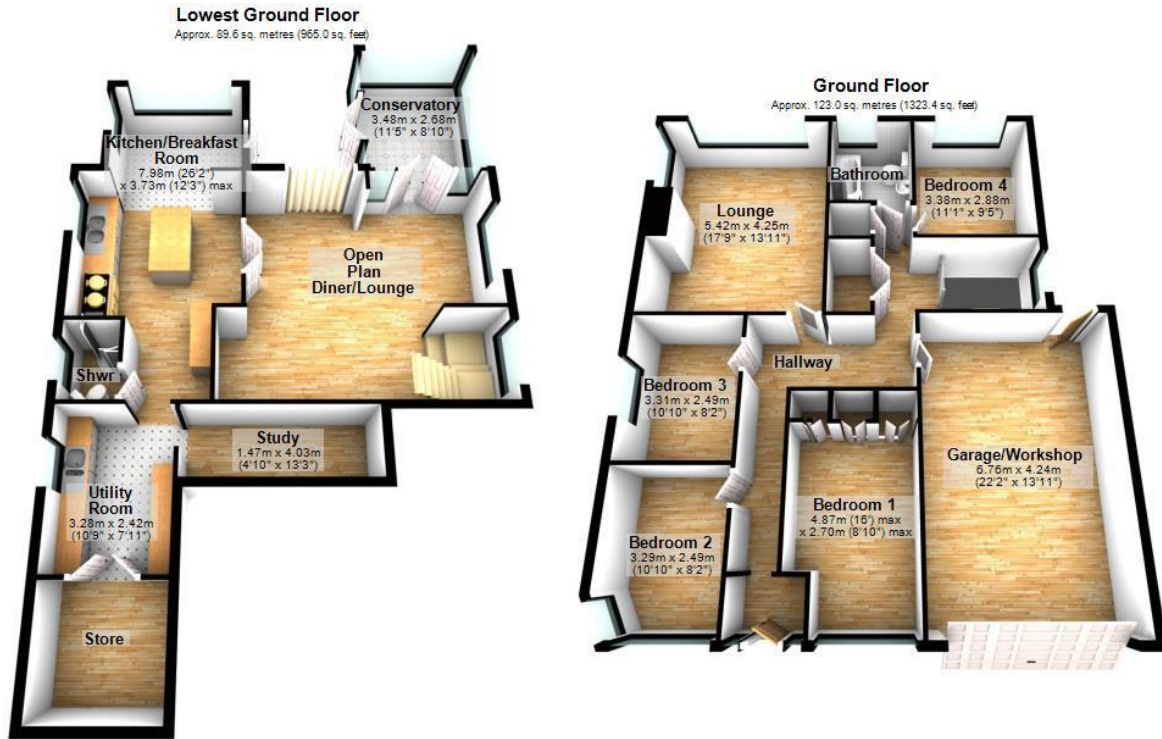
OPENING HOURS

Monday - 08.30 - 18.00
Tuesday - 08.30 - 18.00
Wednesday - 08.30 - 18.00
Thursday - 08.30 - 18.00
Friday - 08.30 - 18.00
Saturday - 09.00 - 17.00
Sunday - CLOSED

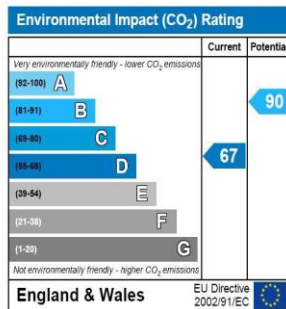
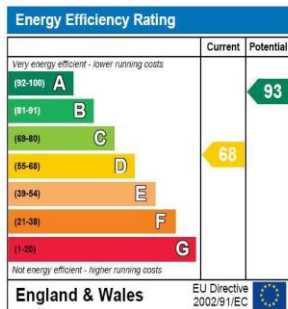
THINKING OF SELLING?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

Walmers Avenue, Rochester, ME3 7EH | £725,000



All Rights Reserved - This plan presents the layout of a dwelling. It is merely a guide and has not been verified or officiated, neither is there any relativity to architect or surveyor standards. Plan produced using PlanUp.



Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

