

121 High Street  
Wouldham, ME1 3XF

**Bluebell estates**  
RESIDENTIAL SALES, LETTING AND MANAGEMENT



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01622 717500



## Guide Price £280,000

A beautifully presented 3 bedroom, 2 bathroom family home, set back off the High Street with parking for 2 cars.

- Beautifully Presented 3 Bedroom Family Home
- Spacious Living Room
- Open Plan Sociable Kitchen-Dining Room
- Separate Utility Room
- Ground Floor Cloakroom
- En-suite Shower Room and Built in Wardrobes to Master Bedroom
- Front and Rear Gardens
- Allocated Parking for 2 Cars
- Double Glazed Sash Windows
- Gas Central Heating

Guide Price £280,000 - £300,000 This 3 bedroom family home ticks an awful lot of boxes! It has a useful entrance hall to ditch the muddy boots and jackets in after a walk along the river, a spacious living room so all the family can watch TV at the same time, a gorgeous open plan sociable kitchen-dining room- ideal for parties, a utility room and a ground floor cloakroom. It also has an en-suite shower room and built in wardrobes to the master bedroom and 2 further good size single bedrooms as well as a family bathroom. There is allocated parking to the rear for 2 cars, a front and rear gardens and is also set nicely back off the main high street behind a tall hedge. The Watermans Arms, a few doors along is a great place to enjoy those hot summer afternoons with a BBQ, play area and bouncy castle for the kids or perhaps a Sunday Roast and Real Ale if its raining! We strongly recommend an internal viewing on this beautiful family home and don't think you'll be disappointed. For more information or to arrange a viewing 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 rebuilt 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:-

Glazed timber door into entrance hall.

### Entrance Hall

Tiled flooring. Coving to ceiling. Radiator. Door to living room.

### Living Room

17'8 x 14'3 max under stairs (5.38m x 4.34m max under stairs)

Double glazed sash windows to front. Carpet to floor. Feature fireplace with gas fire. Radiator. Built in storage cupboard under stairs. French doors to kitchen/dining-room.

### Kitchen/Dining-Room

14'3 x 12'10 max (4.34m x 3.91m max)

A matching range of Beech effect shaker style units with Granite worktops over. Inset 1.5 bowls with drainer grooves and chrome mixer tap. Built under electric oven with ceramic hob and stainless steel hood over. Integrated fridge/freezer and dishwasher. Tiled flooring and localised tiling to walls. Radiator. Inset spotlights and coving to ceiling. Door to utility room. Double glazed sash windows to rear.







### Utility Room

6'2 x 5'6 (1.88m x 1.68m)

A matching range of Beech effect Shaker style units with Granite effect worktops over. Inset stainless steel bowl and drainer with chrome mixer tap. Space for washing machine and tumble dryer. Tiled flooring and localised tiling to walls. Coving to ceiling. Door to cloakroom and double glazed door to garden.

### Cloakroom.

Obscured double glazed window to rear. Back to the wall wc. Tiled flooring and localised tiling to walls. Radiator. Coving to ceiling.

### Stairs / Landing

Carpeted stairs from entrance hall to first floor landing with doors to all bedrooms and bathroom. Access to loft via hatch. Airing cupboard housing hot water cylinder. Coving to ceiling.

### Bedroom 1

14'3 max into wardrobe x 10' (4.34m max into wardrobe x 3.05m)

Two double glazed sash windows to front. Carpet to floor. Radiator. Coving to ceiling. Built in wardrobes.

### En-Suite

7'8 x 3'4 (2.34m x 1.02m)

Shower enclosure with chrome shower mixer and vanity basin with chrome mixer tap. Tiled flooring and localised tiling to walls. Radiator.

### Bedroom 2

11'11 x 6'9 (3.63m x 2.06m)

Double glazed sash window to rear. Carpet to floor. Radiator. Coving to ceiling.

### Bedroom 3

8'10 xs 7'2 (2.69m xs 2.18m)

Double glazed sash window to rear. Carpet to floor. Radiator. Coving to ceiling.

### Bathroom

7'8 x 4'10 (2.34m x 1.47m)

A white suite comprising bath with chrome mixer tap and shower head, vanity basin with chrome mixer tap and back to the wall wc. Wood effect vinyl flooring and localised tiling to walls. Radiator. Inset spotlights and coving to ceiling.

### Outside

#### Front Garden

Low maintenance garden mainly laid to patio with path to front door.

#### Rear Garden

A Westerly facing rear garden with decked area to the immediate rear with remainder mainly paved. Gate to parking area. Shed with power to remain. Outside light and tap.

Allocated parking for 2 cars to rear.

### Services

Electricity, Gas, Water and mains drainage

### Viewing Arrangements

By appointment through:-

Bluebell Estates

27 High Street

Aylesford

Kent

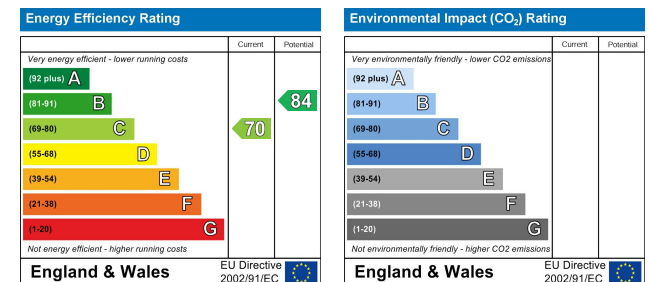
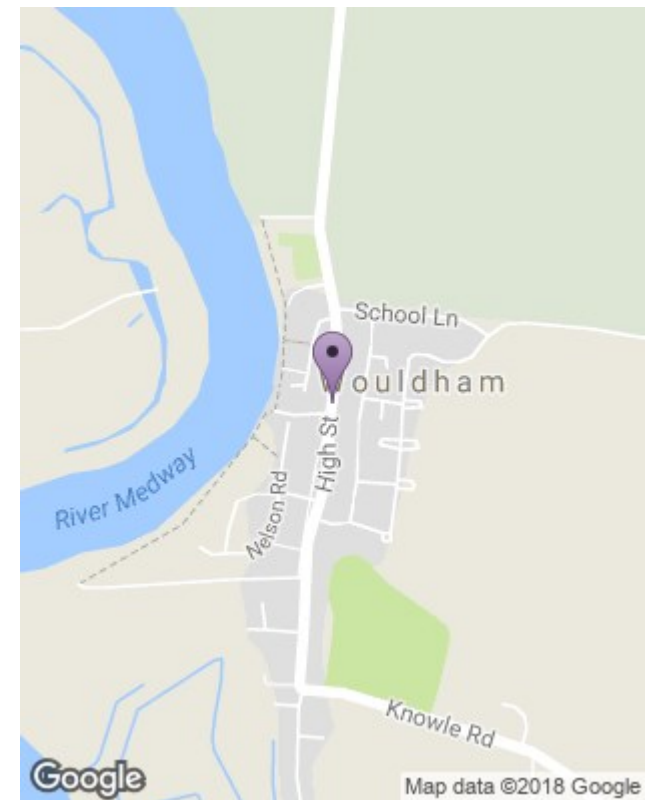
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# Floor Plans to Follow



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