



17, Walmers Avenue,
Rochester, ME3 7EJ

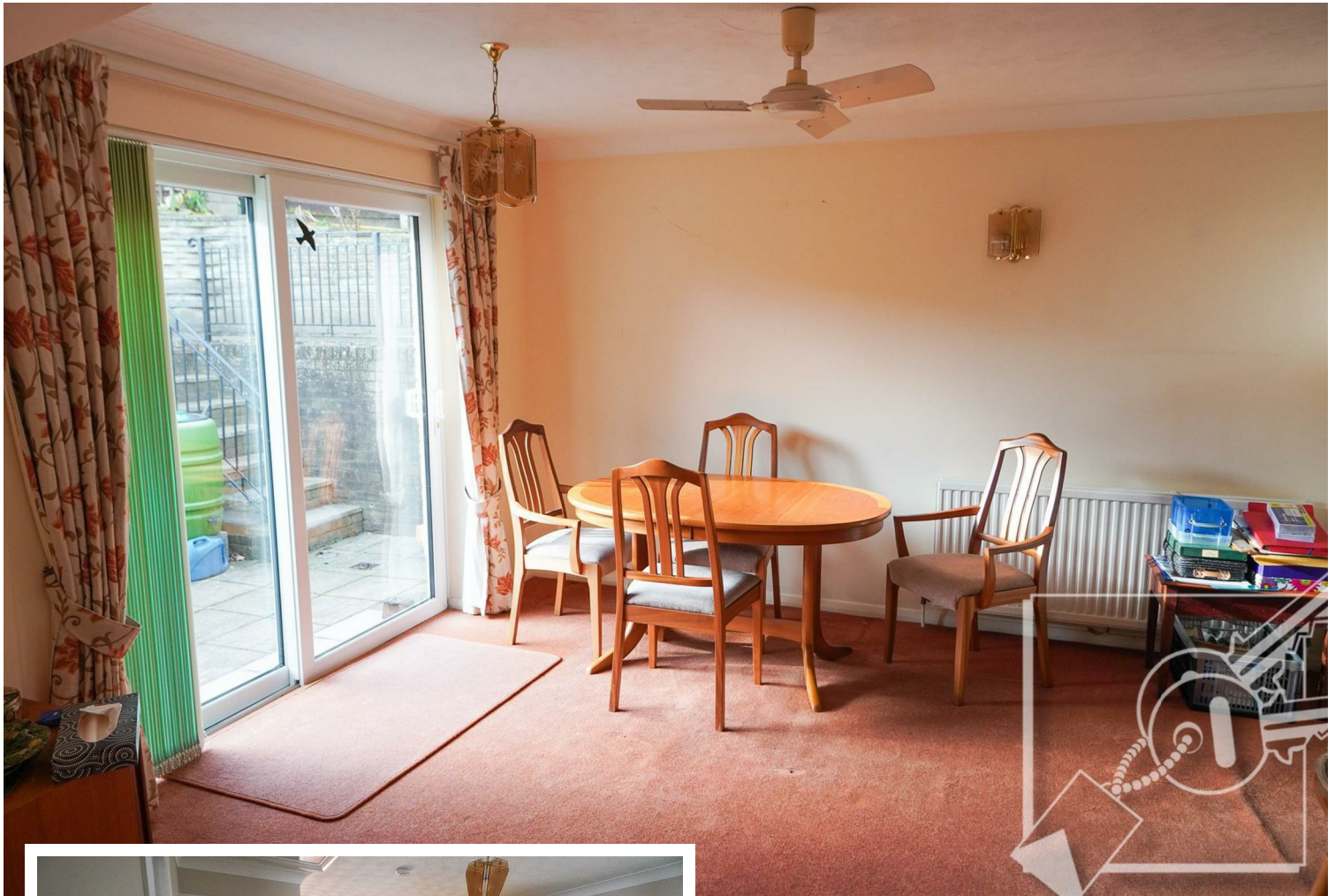
£465,000



- SOLD BY SEALEYS WALKER JARVIS
- Large integral Garage + Off Street Parking
- Motivated Seller
- Fantastic Sized Living Accommodation
- No Onward Chain
- Potential for improvement



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LOCATION:

Nestled in the tranquil Dickensian village of Higham, within just over 1 mile from Higham's mainline railway station, this home is ideally positioned close to Gravesend Road, which provides easy access to The A2/M2/m20 & M25 motorway links. The village itself offers a choice charming shops, where you can pick up up your every day essentials, a library, green grocers, pharmacy, post office, pet groomers, a very nice sandwich shop, where you can meet with friends over a cup of coffee. There is a choice of two local pubs, both in walking distance and serve food. The Village offers a welcoming community atmosphere, with many countryside walks on the doorstep. Gravesend town centre and mainline railway station is just 5.1 miles away. Higham has its own primary school down in School Lane, which is easily accessible and it is within walking distance of the famous Gads Hill School. There are other primary, secondary and grammar schools all within the catchment area.



DESCRIPTION:

Built in 1990 by its late vendors, this individual detached bungalow offers an exceptional blend of space, style, and versatility. Perfect for families and those who love to entertain, the property is set on a good size plot and offers plenty of scope for improvement and extension, subject to planning permission. On entering the property, you are greeted by a spacious porch, which has access to a large reception hall and a bright and airy fitted kitchen which in turn flows into an open-plan lounge and dining area with a pair of double glazed patio doors opening directly into the rear gardens. There are two well proportioned double bedrooms, both with fitted wardrobes, an en-suite shower room to the master bedroom and a family bathroom with ample space to install a separate shower cubicle with some rearrangement.

Externally, it continues to impress, with a private driveway providing off street parking for several vehicles leading to a spacious garage with remote control door. The terrace rear garden is full of shrubs and bushes, a summer house, and shed. There is also rear access and paved hardstanding for a caravan and side access to each side of the property and access to a useful cellar ideal for storing wine.

FRONTAGE:

A private drive with off street parking leads to the front porch and the integral garage.

PORCH:

Double glazed entrance door and double glazed window to front. An ideal place to kick your shoes and boots off before entering the main house. Double glazed door leading into reception hall and double glazed door leading into the kitchen.

RECEPTION HALL:

A spacious hall, with two large storage cupboards, airing cupboard, radiator and access to loft. Personal door to integral garage.

LOUNGE:

A bright and airing room with two double glazed windows to rear and double glazed patio doors with external awning, leading out to rear garden. Three radiators, carpet, brick fire place extending along one wall with display.

DINING ROOM:

Double glazed patio doors leading out to rear garden with external awning. Carpet, radiator. Wide opening into:

KITCHEN:

A spacious kitchen with double glazed window to side. Fitted with an extensive range of oak effect wall and base units, complementary work tops, twin stainless steel sink and drainer, gas hob, built in oven within housing unit. Open to dining area.

BEDROOM 1:

A generous sized double room with double glazed window to front, radiator, carpet, fitted wardrobe with hanging and shelving space. Door to:

EN-SUITE SHOWER ROOM:

Double glazed window to side, shower cubicle with glazed doors, pedestal wash basin, low level w.c..

BEDROOM 2:

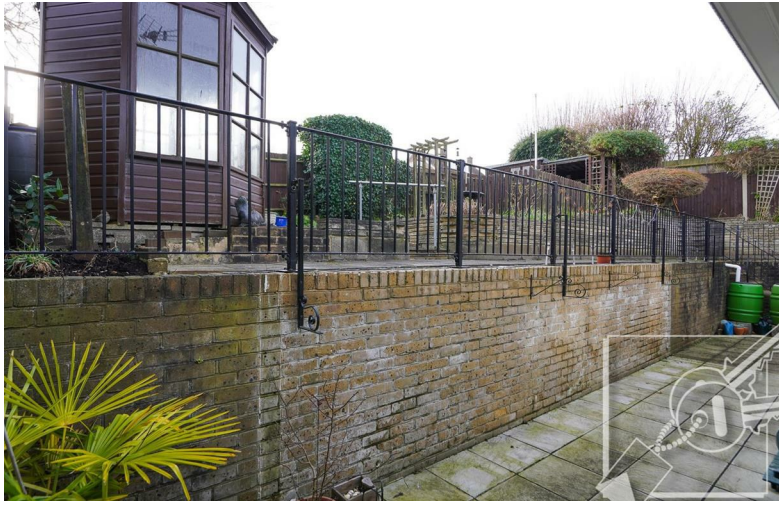
A double room with double glazed window to side, carpet and radiator. Fitted double mirror wardrobe and two further double fitted wardrobes with bridge cupboards above, forming recess for double bed.

BATHROOM:

Double glazed window to side, vinyl floor, part tiled walls, remaining walls covered with Aqua boards. Walk in bath with designed for disabled use with "Mira" shower over, low level w.c., pedestal basin. Radiator.

GARAGE:

A spacious Integral garage with remote control door, power and light. The boiler is also located in here.



GARDEN:

A terraced rear garden with paved patios and side access each side of property. Steps leading up to second terrace with paving and block paved patio. Green house, timber summer house, timber shed. Various water butts. Shrubs, plants and bushes. There is rear access into the road behind the property with property, where you can bring a caravan/boat into the garden. We understand there is a covenant that you can not use it for general parking. Gates each side of the bungalow, providing side access. Water tap and external power points. Boasting panoramic views from the top of the garden, over farmland with the River Thames beyond.

TENURE:

Freehold

SERVICES:

Mains Gas, Mains Electric, Mains Drainage, Mains Water

LOCAL AUTHORITY:

Gravesham Borough Council:

Council Tax Band E- £2,940.57 2025/2026

BROADBAND/MOBILE NETWORKS:

BROADBAND: We understand Openreach & Trooli provide standard, Superfast & ultrafast services in this location. You may be able to obtain broadband service from EE & Three Fixed Wireless Access providers covering this area.

MOBILE NETWORKS: We understand EE, Three, Vodafone & 02 provide indoor and outdoor voice and data. This information has been provided by Ofcom on 27th January 2025 which we understand was last updated in December 2024

LOCAL LAND CHARGES

Land search 2 applications for planning - Application for the removal of condition (iv) of planning permission ref. no. GR88/434 to allow a direct means of vehicular access from the site 8 September 1992
Planning permission given Erection of a detached 2 bed bungalow with an integral garage Creation date 19 December 198 ref - LLC-6Q7W9



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	61	78
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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