



18 Woodview Rise

Rochester, Kent, ME2 3RP

Greenleaf Property Services are delighted to introduce this beautifully presented three bedroom semi-detached house to the market, complete with garage and off road parking. This spacious and light family home boasts good size rooms throughout, including three good size bedrooms, modern ground floor bathroom W/C, stylish kitchen/dining room with integrated appliances, good size lounge, and is located on a highly sought-after peaceful residential development in Strood, Rochester. Further benefits include a good size front and rear garden with patio area, and the opportunity to simply move into and enjoy.

The layout briefly consists of: Hallway giving access to bathroom W/C, kitchen/dining room with patio doors out to garden, lounge, and stairs up to first floor; The landing gives access to three good size bedrooms.

Located close to highly regarded schools for all age groups, all A2/M2/M20 road links are a short drive away, whilst nearby Strood train station offers fast service into London St Pancras in around 40 minutes. The town centre offers enjoys a range of shopping, dining and leisure amenities, whilst Bluewater Shopping Centre is approx 20 minutes away by car, and offers a further extensive range of dining, shopping and leisure facilities.

EPC Grade C/Council Tax Band D.

Price Guide £385,000

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- SOUGHT-AFTER LOCATION
- MODERN FITTED KITCHEN/DINING ROOM
- FANTASTIC ACCESS TO TRANSPORTS LINKS
- COUNCIL TAX BAND D / FREEHOLD
- SEMI-DETACHED
- GARAGE & OFF ROAD PARKING
- QUIET CUL- DE- SAC LOCATION
- THREE BEDROOMS
- GROUND FLOOR BATHROOM W/C
- EPC GRADE C

Entrance Hall

6'6" x 5'7" (2 x 1.72)

Bathroom W/C

8'1" x 4'11" (2.48 x 1.5)

Lounge

16'6" x 9'8" (5.03 x 2.96)

Kitchen Area

11'9" x 10'9" (3.59 x 3.28)

Dining Area

16'0" x 9'6" (4.89 x 2.92)

First Floor Landing

Bedroom

13'5" x 9'8" (4.11 x 2.96)

Bedroom

11'7" x 8'3" (3.55 x 2.52)

Bedroom

8'6" x 7'11" (2.61 x 2.42)

Rear Garden

A good size with patio area and side access.

Garage

to side with up and over door.

Off Road Parking

To front for several vehicles.

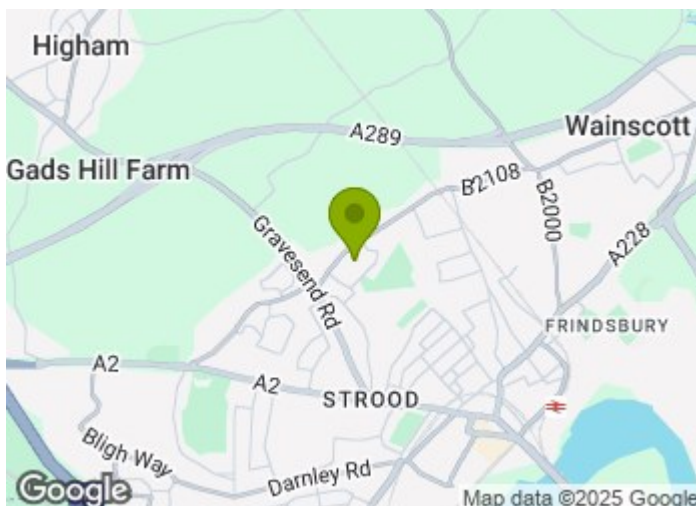
Agents Note

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.

Agents Note

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.



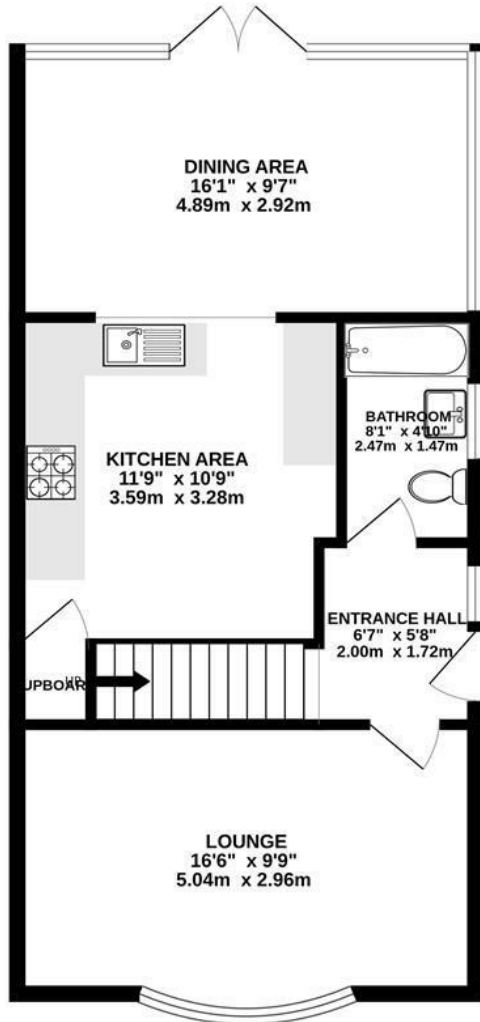
Directions

Tel: 01634730672

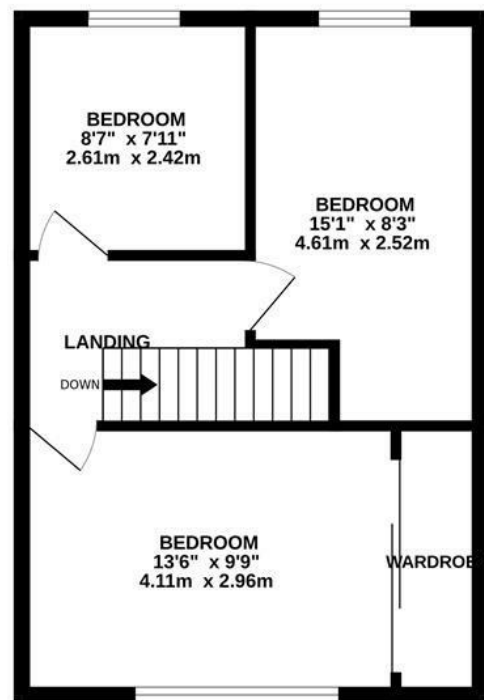




GROUND FLOOR
564 sq.ft. (52.4 sq.m.) approx.

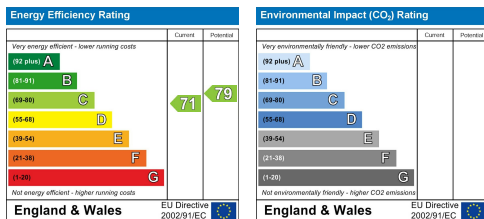


1ST FLOOR
402 sq.ft. (37.3 sq.m.) approx.



TOTAL FLOOR AREA : 966 sq.ft. (89.8 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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