

Bluebell

ESTATES



8, Walter Burke Avenue, Wouldham, ME1 3YG
£325,000

About this property.....

Step into the idyllic charm of a quaint village community and indulge in picturesque river walks merely 150 meters away from your very own doorstep. Prepare to be captivated, as this beautifully presented semi-detached home effortlessly outshines the competition. As you enter, a modern kitchen awaits, gracefully positioned at the front of the house, accessible from the welcoming entrance hall. The open plan living-dining room, overlooking the serene garden, and adds an air of elegance to your everyday living experience. Upstairs, two inviting bedrooms and a separate bathroom provide a sanctuary of comfort and relaxation.

The convenience of rear garden access to the garage, which allows parking for one vehicle, is an invaluable asset, with the exciting possibility of creating a driveway at the front, subject to the necessary permissions, of course. Furthermore, an invaluable attic room beckons, offering a versatile space perfect for working from home, easily accessible via a loft ladder and the property boasts a recently installed new boiler.

Prepare to be enchanted by this lovely home, a haven that combines tranquility, style, and a brilliant location.

Situation.....

Looking for a peaceful escape nestled between the county town of Maidstone and the charming city of Rochester? Wouldham village offers just that! Outdoor enthusiasts will love the scenic walks along the North Downs Way or the River Medway, followed by a tasty Sunday roast and pint of real ale at The Medway Inn or a flavourful meal at the adjacent Ruby's Indian restaurant. In the summertime, The Watermans Inn is the perfect spot for a cold pint in their inviting beer garden, while winter brings the cozy warmth of their Inglenook fireplace and delicious pub grub. The village's recently relocated primary school boasts a Good rating from Ofsted and is set to grow even stronger. Commuters have easy access to the M2 and M20 motorways via nearby Blue Bell Hill, and Halling Station is just a 10-minute (1.8 mile) bike ride away with trains to St Pancras International in as little as 46 minutes (including a change). If you prefer driving, Ebbsfleet International is only 22 minutes (14 miles) away by car, with trains to London St. Pancras taking only 19 minutes.







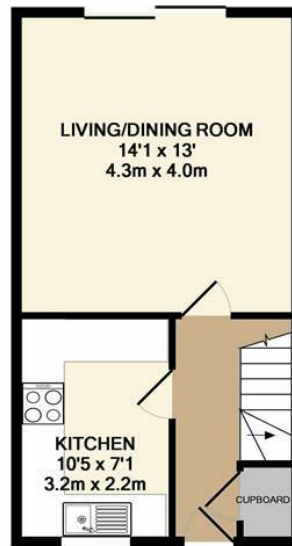


What the owner says.....

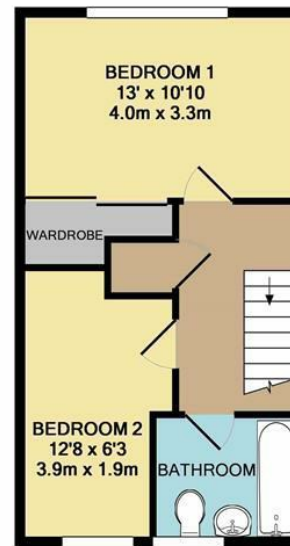
We have absolutely loved living here over the past 12 years. The easy access to riverside and country walks on our doorstep, the sunsets along the river, and the small village feel makes it hard to leave. We have such happy memories of this house and its surroundings, and we will miss the peaceful and safe location.



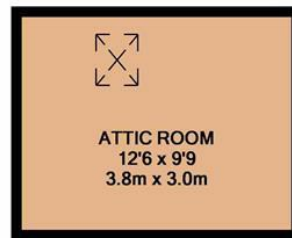
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GROUND FLOOR
APPROX. FLOOR
AREA 319 SQ.FT.
(29.7 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 319 SQ.FT.
(29.7 SQ.M.)



ATTIC ROOM
APPROX. FLOOR
AREA 135 SQ.FT.
(12.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 773 SQ.FT. (71.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Agents Notes

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