



19, High Street, Wouldham, ME1 3XD
GUIDE PRICE £240,000 - £260,000

About this property.....

This 2/3 BEDROOM COTTAGE comes with the benefit of being CHAIN FREE, and offers an exciting opportunity for refurbishment. If you are looking to create your dream home, or are an investor looking to unlock a property's full potential, then this could be the property for you.

The downstairs of the property consists of a living room, bright kitchen-diner, useful utility area and bathroom. Upstairs are 2 double bedrooms with a smaller 3rd bedroom, off the 2nd bedroom, making the ideal space for a dressing room, or nursery. Others might also wish to explore the opportunity to turn the 3rd bedroom into an en-suite for convenience.

Outside you will be impressed with the Westerly facing rear garden, and its potential. While in need of some tlc, this larger than usual garden, with some work, could be used as a peaceful haven or an area to entertain friends and family in summer.

For more information or to arrange a viewing, please get in touch.

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.







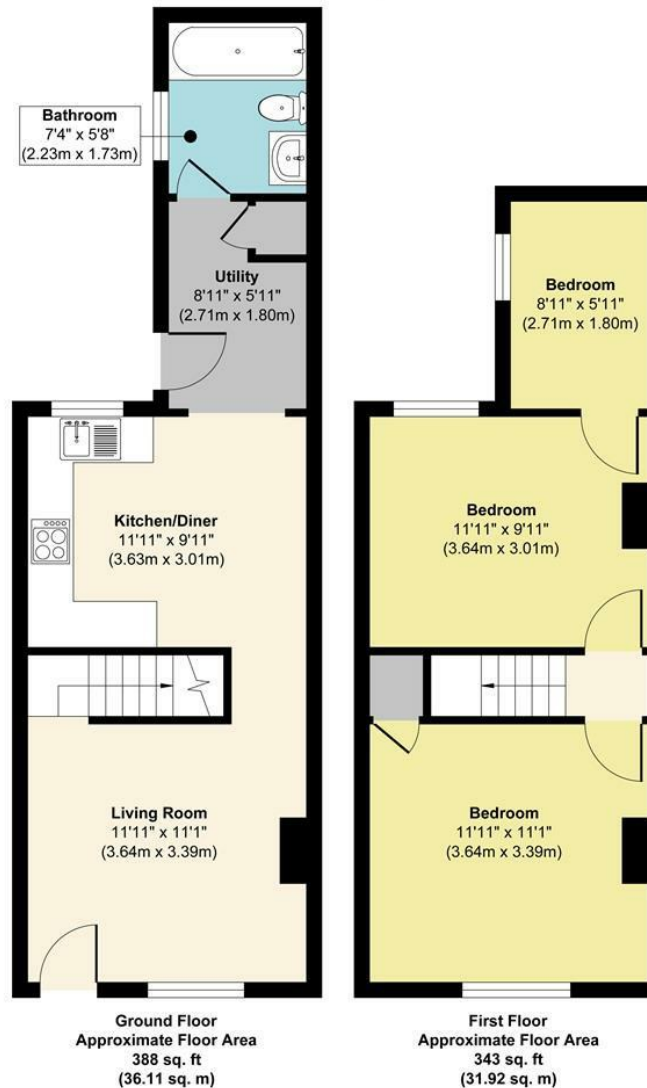


Useful Information.....

- 2/3 Bedroom cottage requiring modernisation
- Westerly Facing Generous Rear Garden
- Chain Free
- 150m To The Village Car Park
- Village Location With Nearby Riverside Walks
- 20 Minutes Drive to Ebbsfleet International with Trains to London St Pancras from 17 Minutes

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Approx. Gross Internal Floor Area 731 sq. ft / 68.03 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

Agents Notes

Floor plans produced for illustrative purposes only. The position and sizes of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or mis-statement. These particulars are produced for information only and do not form part of any contract. The agent has not had sight of any title documents. Fixtures, fittings and services not tested.



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