



## 279 Wilson Avenue Rochester, Kent, ME1 2SS

Greenleaf are pleased to offer this ideal family home which boasts and INCLUDES A SEPARATE SELF CONTAINED ANNEXE. Offering a fantastic opportunity for a family who require separate living arrangements for other family members\*. The main house offers entrance hall, through lounge/dining room with access to lean-to and rear garden. Kitchen with an integrated oven and hob. To the first floor are two double bedrooms, a single bedroom and family bathroom which has a bath and separate shower. Parking to front for 1 car. Just redecorated throughout.

ANNEXE - joined to the property but with its own self contained entrance and garden is this one bedroom annex ( typically laid out as a Flat) which has its own open plan kitchen and lounge, double bedroom and shower room. Gas central heating and double glazed.

Situated in a popular and sought after residential Street just off of City Way in the heart of Rochester. Within walking distance to primary and Secondary Schools and a short 20 minute walk to Rochester High Street and Train Station.

\* THE ANNEXE MUST ONLY BE OCCUPIED BY MEMBERS OF THE MAIN HOUSE'S FAMILY. PROOF WILL NEED TO BE SUPPLIED TO GREENLEAF PROPERTY SERVICES BY ANY PROSPECTIVE

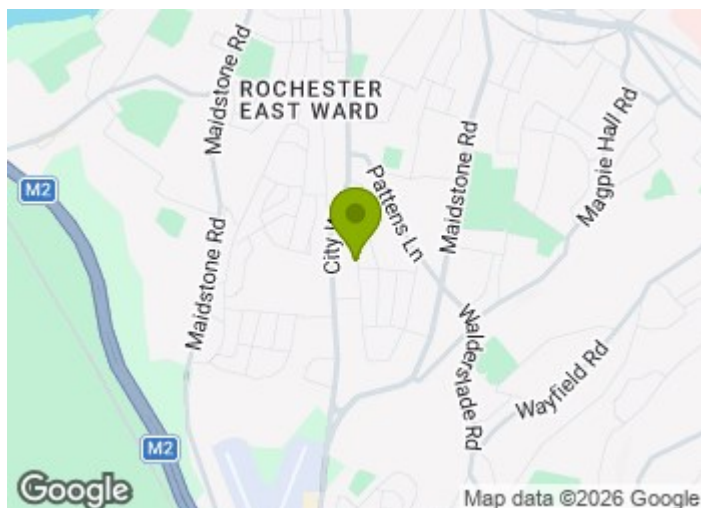
£2,000 PCM

# 279 Wilson Avenue

Rochester, Kent, ME1 2SS



- 3 BEDROOM FAMILY HOME WITH PARKING PLUS SEPARATE SELF CONTAINED ANNEXE
- HEART OF ROCHESTER LOCATION
- AVAILABLE NOW
- COUNCIL TAX BAND C
- THE ANNEXE MUST BE FOR FAMILY RELATED TO THE MAIN HOUSE
- GAS CENTRAL HEATING AN DOUBLE GLAZED
- 1 WEEK HOLDING DEPOSIT £461.53
- FANTASTIC VERSATILE OPPORTUNITY FOR LARGE FAMILIES
- REAR GARDENS
- 5 WEEK DEPOSIT £2307.69



[Directions](#)

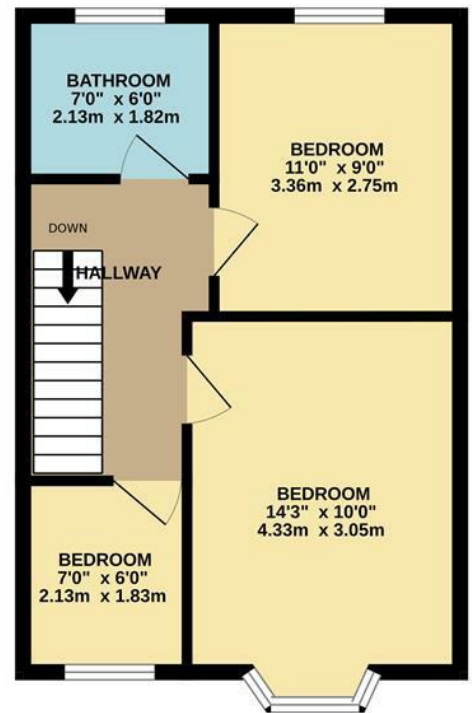
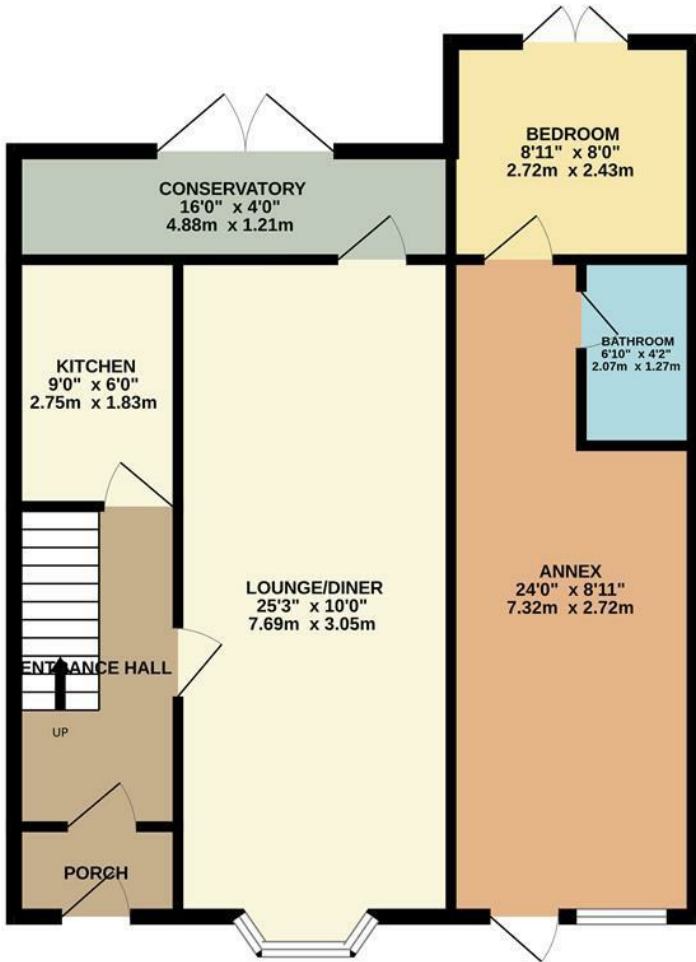
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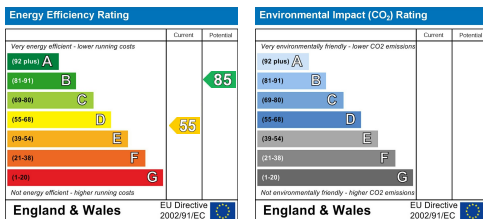
GROUND FLOOR  
739 sq.ft. (68.6 sq.m.) approx.

1ST FLOOR  
389 sq.ft. (36.2 sq.m.) approx.



TOTAL FLOOR AREA: 1128 sq.ft. (104.8 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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