



 3
Bedrooms

 1
Bathroom



Recently refurbished and remodeled throughout this 3 bedroom semi in the heart of Wouldham will blow you away. The attention to detail is second to none.

As you approach the house you will find parking for 4 cars on the driveway, garage en block and additional parking space - plenty for all the family! As you step inside you will find the recently installed, modern kitchen, complete with all integrated appliances and a wine fridge to enjoy a glass at the end of the day! We also have the downstairs wc and behind is the living room with bespoke fitted entertainment unit with built in fire under the TV. From here you can take the stairs to the first floor or step through into the conservatory, currently set up as a dining room.


On the first floor we have the remodeled bathroom with P bath and shower adjacent to bedroom one and at the other side of the landlind we have bedroom 2 and 3.

However the real star of the show is the Summer House at the bottom of the Astro Turfed lawn. Fronted by decking and an awning so that you can enjoy BBQ's in the summer and winter. The BI Food doors open to give you access to superb cinema room area, Complete with underfloor heating, built in WiFi, fridge and led lighting, why would you ever leave?

Wouldham offers a selection of pubs and a local shop, churches, bus service, as well as a number of parks and green spaces & riverside walks. Whereas the nearby Rochester provides a larger selection of shops and services as well as a great selection of cafes, restaurants and historic places to visit.

Travel links are provided with the nearby A2/M2 and the M20 (via the new bridge joining Wouldham to the A228) by road to London and the coast, or by the New Rochester mainline train station, or the local Snodland railway station - both with high speed trains into London



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		85
(69-80) C	68	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 



Address: 9 Nelson Road, Wouldham, ROCHESTER, Kent, ME1 3'

