



30 Greystone Square, Wouldham, Rochester, ME1 3FQ.

Guide Price £450,000 - £475,000

Jack Charles
Estate Agents

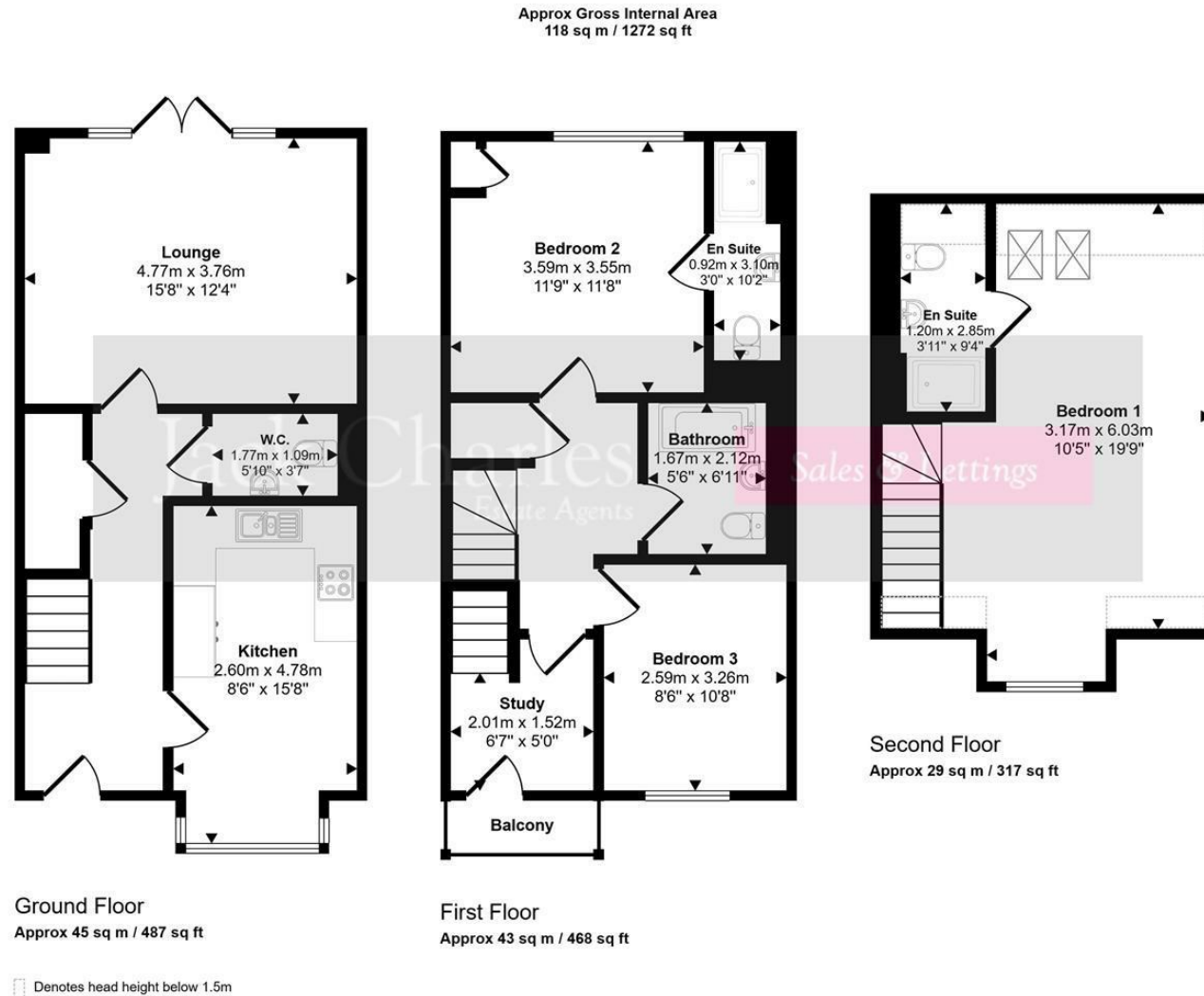
Sales & Lettings

- Stunning Family Home
- Study/Nursery
- Rear Garden

- Three Bedrooms
- Kitchen / Dining Room
- Car Port & Parking Space

- Three Bathrooms Inc 2 ensuites
- Living Room
- Popular Riverside Village

FLOORPLAN: Dimensions are maximum unless stated – subject to copyright this plan is intended as a guide to layout only and must not be relied upon for any other purpose.



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		Current	Target
The more energy efficient - lower running costs			
(92 plus)	A	85	94
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Important Notice:
These property details are intended to give a fair description and give guidance to prospective Purchasers/Tenants. They do not constitute an offer or contract of Sale/Tenancy and all measurements are approximate. While every care has been taken in the preparation of these details neither Jack Charles Property Services Ltd nor the Vendor/Landlord accept any liability for any statement contained herein. Jack Charles Property Services Ltd has not tested any services, appliances, equipment or facilities, and nothing in these details should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise. We advise all applicants to commission the appropriate investigations before Exchange of Contracts/entering into a Tenancy Agreement. It should not be assumed that any contents/furnishing, furniture etc. photographed are included in the Sale/Tenancy, nor that the property remains as displayed in the photographs. No person in the employment of Jack Charles Property Service Ltd has authority to make or give any representation or warranty whatever in relation to this property.

To Be Sold

Jack Charles are delighted to offer for sale this beautifully presented 3 bedroom, 3 bathroom family home situated in a lovely and desirable riverside village constructed in 2019. The accommodation ranges over three floors providing a spacious layout with a cloakroom/WC, kitchen-dining room to the front aspect with space for table and chairs in the bay window area. The living room is to the rear and has French doors leading out to the garden. To the first floor there is a family bathroom, two bedrooms, one with an en-suite and a really useful study area that has stairs to the second floor and a door out to a balcony to the front. The top floor provides a lovely master suite with a vaulted ceiling and windows to front and rear letting in plenty of natural light and there is a door to a good sized en-suite.

Outside the property has a lovely garden to the rear with a southerly aspect, it is laid to artificial grass, patio area and a gate to the side where you will find parking and a car port which in turn leads to the front of the property.

Location

Peters Village enjoys a superb location, whether it be for work, leisure or shopping.

The M20 and M2 motorways are within easy local reach and both then feed quickly into the M25 London orbital motorway.

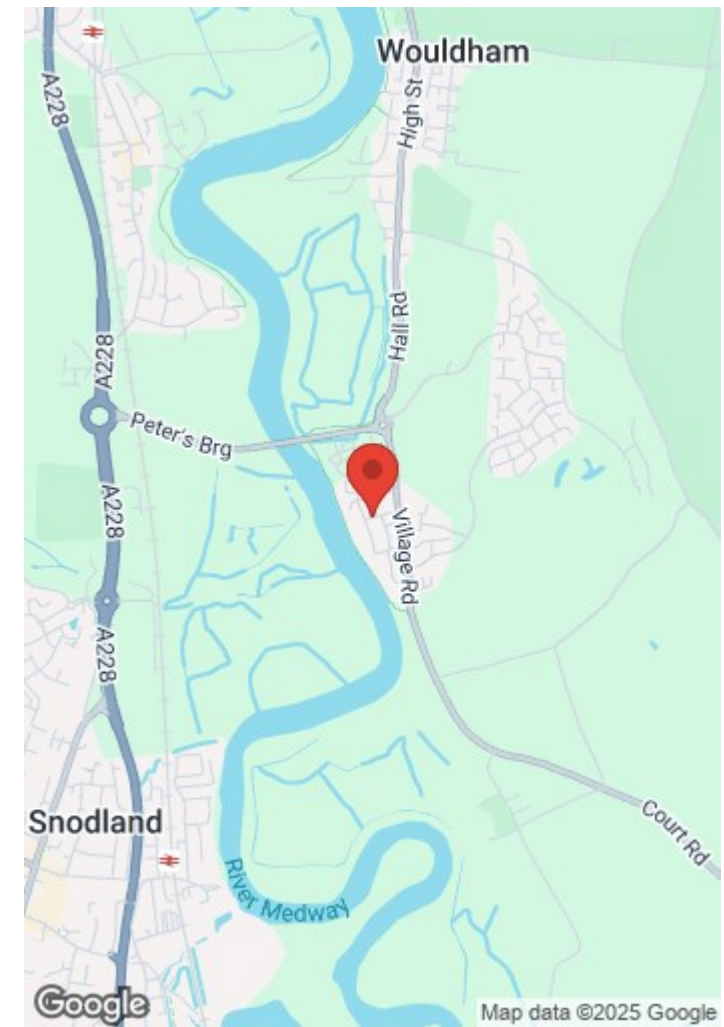
With both Snodland and Halling stations readily accessible via the new bridge, commuters, students and shoppers can get to London and surrounding cities and towns easily by train. Both these stations also allow travellers to board high speed services terminating at London's St Pancras Station.

Looking abroad: with changes at Ebbsfleet or Ashford International, rail passengers can also access high speed Eurostar services to Paris, Brussels, Lille, Disneyland Paris, Marseille, Avignon, Lyon, or Calais.

The last is also readily accessible by road, either through ferry crossings from Dover – which also has services to the port of Dunkirk – or the Channel Tunnel near Folkestone.

London Gatwick (39 miles) is the nearest airport, but Peters Village is also handily placed, via the M25, for London's other key flight centres, Stansted (57) and Heathrow (60.5)

The nearby towns of Maidstone – 8.2 , Rochester – 4, Bluewater Shopping Centre - 17, Tunbridge Wells – 23.5, , Tonbridge – 18 and Ashford – 25.6





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