



Guide Price
£425,000

Freehold

3x  1x  2x 

**Swingate Avenue, Cliffe,
Rochester, Kent, ME3**

OVER 60?

Secure this property
for up to **59% less!**

Wards
Helping you move forwards



Main features

- Beautifully presented extended 3/4 bedroom semi-detached house
- Driveway for 2/3 cars
- Bespoke summer house with full electric
- Bedroom downstairs currently being used as a study
- Walking distance of local shops and village amenities

Accommodation

GROUND FLOOR

Entrance Hall
Cloakroom
Kitchen : 15'4 x 6'10 (4.68m x 2.08m)
Utility Room : 10'10 x 5'8 (3.30m x 1.73m)
Lounge: 15'0 x 8'8 (4.58m x 2.64m)
Dining Room : 19'10 x 10'10 (6.05m x 3.30m)
Study : 9'6 x 9'1 (2.90m x 2.77m)

FIRST FLOOR

Landing
Bedroom 1: 12'0 x 10'10 (3.66m x 3.30m)
Bedroom 2: 11'9 x 10'11 (3.58m x 3.33m)
Bedroom 3: 7'8 x 6'11 (2.34m x 2.11m)
Bathroom: 6'9 x 5'11 (2.06m x 1.80m)

OUTSIDE

Driveway
Front Garden
Rear Garden
Summer House

Ground Floor

Approx. 64.8 sq. metres (697.0 sq. feet)



First Floor

Approx. 41.7 sq. metres (449.1 sq. feet)



Call Strood - 01634 716597 ■ wardsofkent.co.uk

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.

- Appliances & services are untested, dimensions are approximate and floor plans are not to scale



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