



**Price**  
**£525,000**

**Freehold**

4x  2x  2x 

**Woolbrook Close,  
Rainham, Gillingham,  
Kent, ME8**

**OVER 60?**

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

*Wards*  
Helping you move forwards





## Main features

- An attractive and modern style property that would make a perfect long term family home
- Generous 15ft lounge with double door access to the garden
- Open plan kitchen/breakfast room leading to private patio
- Located in a small cul-de-sac
- Impressive sized private rear garden

## Accommodation

### GROUND FLOOR

Entrance Hall  
Downstairs Cloakroom  
Lounge: 15'6 x 12'2 (4.73m x 3.71m)  
Dining Area : 10'4 x 8'3 (3.15m x 2.52m)  
Kitchen/Breakfast Room : 15'8 x 10'4 (4.78m x 3.15m)

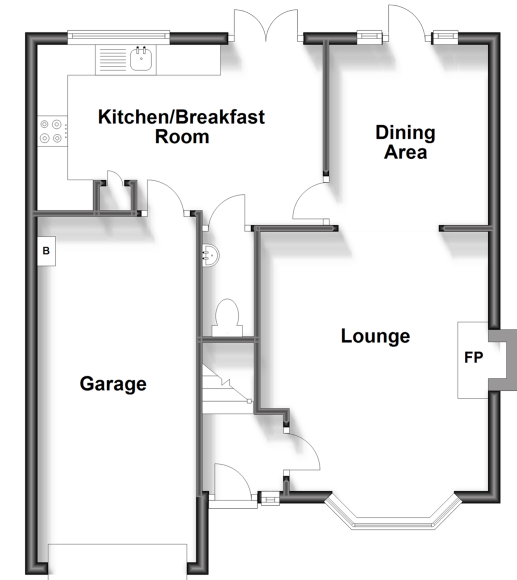
### FIRST FLOOR

Landing  
Bedroom 1 : 12'2 x 10'1 (3.71m x 3.08m)  
En-Suite Shower Room  
Bedroom 2 : 8'9 x 8'9 (2.67m x 2.67m)  
Bedroom 3 : 9'2 x 8'7 (2.80m x 2.62m)  
Bedroom 4: 8'7 x 8'2 (2.62m x 2.49m)  
Bathroom

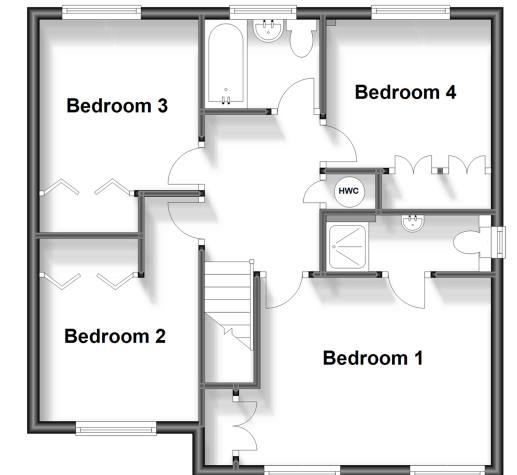
### OUTSIDE

Front Garden  
Rear Garden  
Garage : 18'4 x 8'4 (5.59m x 2.54m)  
Driveway

**Ground Floor**  
Approx. 57.5 sq. metres (618.5 sq. feet)



**First Floor**  
Approx. 52.2 sq. metres (562.0 sq. feet)



**Call Rainham - 01634 373531 ■ [wardsofkent.co.uk](http://wardsofkent.co.uk)**

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



11338182/20231004/CW/DW