



Guide Price
£900,000

Freehold

6x  2x  2x 

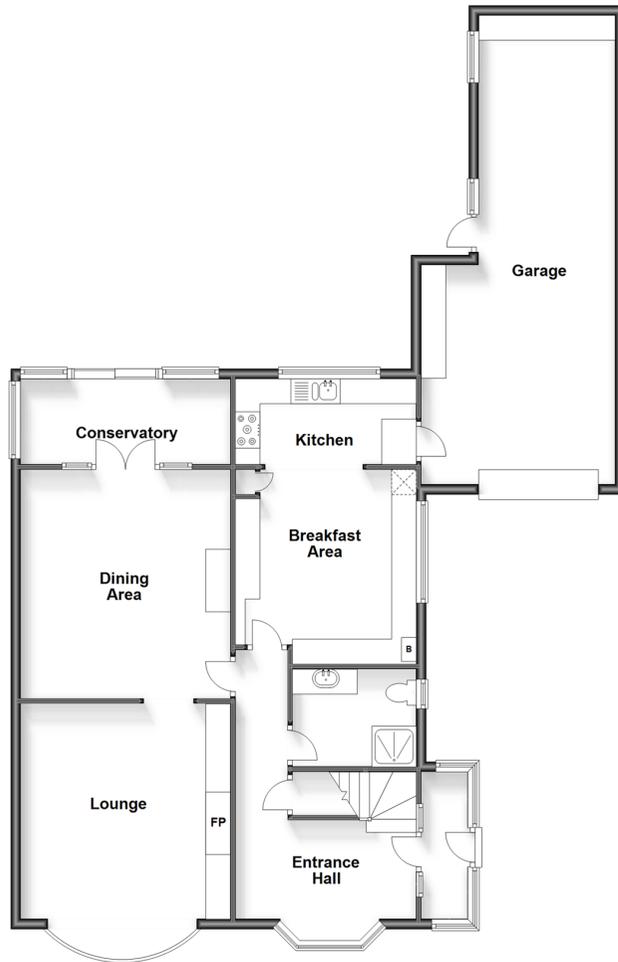
**Priestfields, Rochester,
Kent, ME1**

OVER 60?

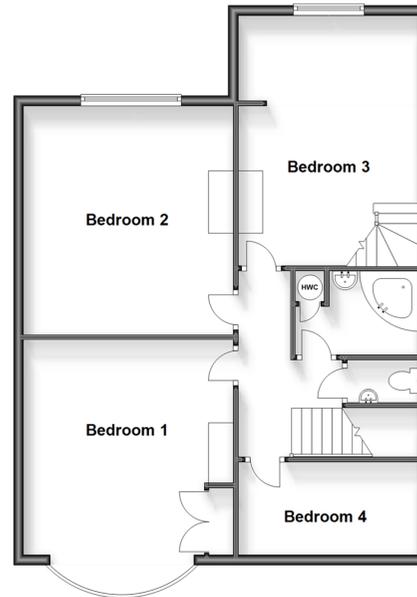
Secure this property
for up to **59% less!**

Wards
Helping you move forwards

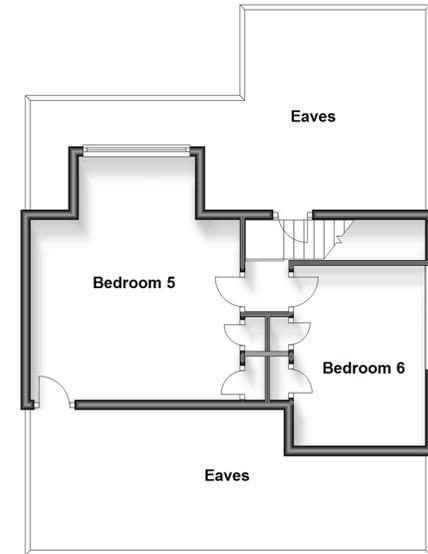
Ground Floor
Approx. 121.9 sq. metres (1311.8 sq. feet)



First Floor
Approx. 79.3 sq. metres (853.9 sq. feet)



Second Floor
Approx. 34.4 sq. metres (370.1 sq. feet)



Accommodation

GROUND FLOOR

Porch
Entrance Hall
Lounge: 18'2 x 14'9 (5.54m x 4.50m)
Dining Area: 15'4 x 14'1 (4.68m x 4.30m)
Conservatory: 14'1 x 5'10 (4.30m x 1.78m)
Kitchen: 12'0 x 5'10 (3.66m x 1.78m)
Breakfast Area: 12'7 x 11'11 (3.84m x 3.63m)
Shower Room: 8'3 x 6'3 (2.52m x 1.91m)

FIRST FLOOR

Landing
Bedroom 1: 18'6 x 14'2 (5.64m x 4.32m)
Bedroom 2: 15'3 x 14'1 (4.65m x 4.30m)
Bedroom 3: 17'6 x 12'1 (5.34m x 3.69m)
Bedroom 4: 12'4 x 6'3 (3.76m x 1.91m)
Bathroom: 8'5 x 5'11 (2.57m x 1.80m)

SECOND FLOOR

Bedroom 5 (access via Bed 3): 11'9 x 8'5 (3.58m x 2.57m)
Bedroom 6 (access via Bed 3): 16'2 x 14'11 (4.93m x 4.55m)

OUTSIDE

Integral Garage: 32'0 x 12'9 (9.76m x 3.89m)
Off-road Parking
Rear Garden



Main features

- Located in one of Rochester's most prestigious roads
- Extended ground floor and loft extension
- Scope to extend further subject to planning permission
- Large established rear garden
- Garage and off-road parking



Nearest Schools

Private Schools: King's School Rochester 1.1 mile

Secondary Schools: The Rochester Grammar School for Girls 0.4 miles



Transport Information

Train Stations: Rochester 1.2 miles, Chatham 1.5 miles, Strood 1.7 miles



Address

Priestfields, Rochester, Kent, ME1



Directions

For directions to this property please contact us.



Wards
Helping you move forwards

Call Rochester Branch 01634 830925 ■ 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.

EPC RATING

CURRENT: D(58) POTENTIAL: C(76)

11527744/20230929/AB/AB