



**Price**  
**£460,000**

**Freehold**

3x  1x  4x 

**Cloisterham Road,  
Rochester, Kent, ME1**

**OVER 60?**

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

*Wards*  
Helping you move forwards



## Main features

- Immaculately presented throughout with a landscaped garden
- Single storey side and rear extension
- Downstairs cloakroom
- Integral garage and off-road parking
- Within easy reach for motorway connections and schools

## Accommodation

### GROUND FLOOR

- Porch
- Hallway
- Cloakroom: 5'11 x 4'4 (1.80m x 1.32m)
- Kitchen/Diner: 24'7 x 11'0 at widest point (7.50m x 3.36m)
- Lounge: 12'4 x 11'8 (3.76m x 3.56m)
- Family Room: 20'0 x 10'9 (6.10m x 3.28m)
- Study: 16'1 x 9'1 (4.91m x 2.77m)

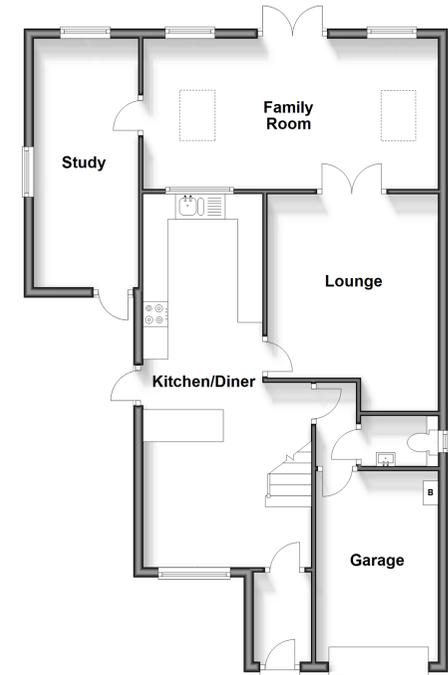
### FIRST FLOOR

- Landing
- Bedroom 1: 11'10 x 9'3 (3.61m x 2.82m)
- Bedroom 2: 14'11 x 8'8 (4.55m x 2.64m)
- Bedroom 3: 12'2 x 7'9 (3.71m x 2.36m)
- Bathroom: 9'3 x 5'3 (2.82m x 1.60m)

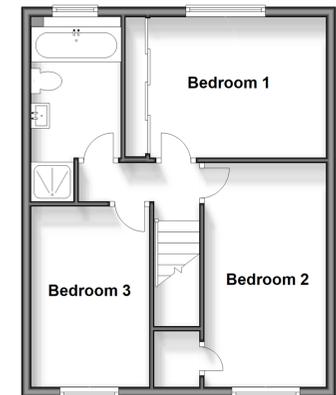
### OUTSIDE

- Integral Garage: 12'6 x 8'0 (3.81m x 2.44m)
- Off-road Parking
- Rear Garden
- Side Garden

**Ground Floor**  
Approx. 80.4 sq. metres (865.9 sq. feet)



**First Floor**  
Approx. 43.8 sq. metres (471.3 sq. feet)



**Call Rochester - 01634 830925 ■ [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.



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