



Guide Price
£550,000

Freehold

4x  2x  2x 

**Lillymonte Drive,
Rochester, Kent, ME1**

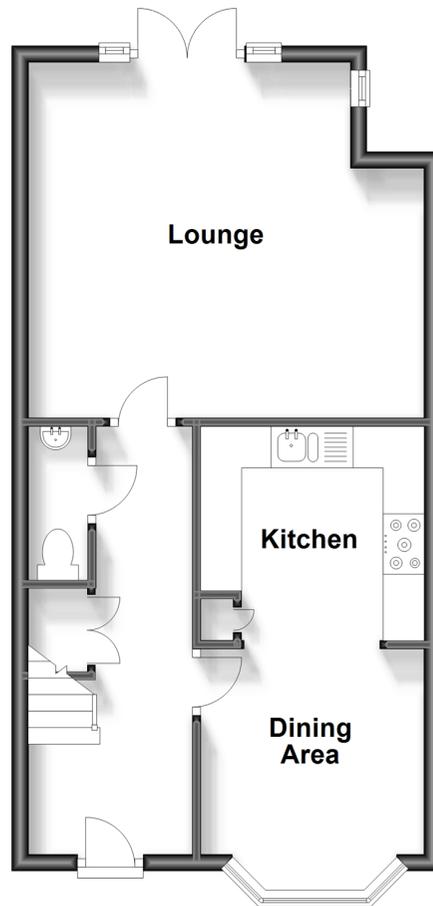
OVER 60?

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

Wards
Helping you move forwards

Ground Floor

Approx. 45.3 sq. metres (487.2 sq. feet)



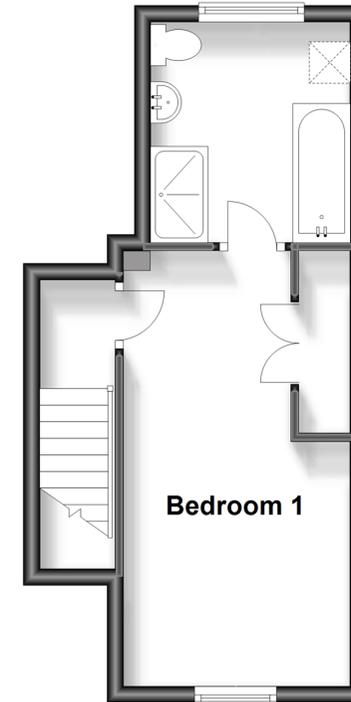
First Floor

Approx. 39.7 sq. metres (427.6 sq. feet)



Second Floor

Approx. 24.8 sq. metres (267.4 sq. feet)



Accommodation

GROUND FLOOR

Hallway

Cloakroom: 6'0 x 2'10 (1.83m x 0.86m)

Lounge: 16'8 x 13'10 (5.08m x 4.22m)

Kitchen/Dining Area: 19'7 x 18'8 (5.97m x 5.69m)

FIRST FLOOR

Landing

Bedroom 2: 12'9 x 8'11 (3.89m x 2.72m)

Bedroom 3: 10'3 x 9'6 (3.13m x 2.90m)

Bedroom 4: 9'2 x 7'5 (2.80m x 2.26m)

Bathroom: 8'11 x 6'2 (2.72m x 1.88m)

SECOND FLOOR

Landing

Bedroom 1: 17'11 x 9'0 (5.46m x 2.75m)

En-suite Bathroom: 8'11 x 7'11 (2.72m x 2.41m)

OUTSIDE

Rear Garden

Garage and Off-road Parking



Main features

- Stunning family home located in a quiet cul-de-sac
- Immaculately presented throughout
- Garage and off-road parking
- Catchment area for top performing schools
- Close to historic High Street with high speed train station



Nearest Schools

Primary Schools: St Margaret's at Troy Town CofE Voluntary Controlled Primary 0.4 miles

Secondary Schools: Sir Joseph Williamson's Mathematical School 0.6 miles



Transport Information

Train Stations: Rochester 1.3 miles, Chatham 1.3 miles, Strood 1.4 miles



Address

Lillymonte Drive, 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.



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