



**Guide Price**  
**£475,000**

**Freehold**

5x  2x  2x 

**Warwick Crescent,  
Rochester, Kent, ME1**

**OVER 60?**

You could get up to  
**59% off** the price!\*

*Wards*  
Helping you move forwards





## Main features

- Great location for schools and motorway links
- Extended adding a huge amount of space
- 2 bathrooms
- Off-road parking
- Landscaped rear garden with outbuilding

## Accommodation

### GROUND FLOOR

#### Porch

#### Hallway

**Lounge:** 14'3 x 12'9 (4.35m x 3.89m)

**Kitchen:** 12'2 x 11'6 (3.71m x 3.51m)

**Dining/Family Area:** 19'6 x 11'1 (5.95m x 3.38m)

**Utility Room:** 10'1 x 6'9 (3.08m x 2.06m)

#### Lobby

**Bedroom 4:** 11'8 x 7'8 (3.56m x 2.34m)

**Bedroom 5:** 11'8 x 7'8 (3.56m x 2.34m)

**Shower Room:** 6'3 x 3'8 (1.91m x 1.12m)

### FIRST FLOOR

**Bedroom 1:** 14'2 x 10'6 (4.32m x 3.20m)

**Bedroom 2:** 12'5 x 10'5 (3.79m x 3.18m)

**Bedroom 3:** 8'5 x 8'5 (2.57m x 2.57m)

**Bathroom:** 8'7 x 8'5 (2.62m x 2.57m)

### OUTSIDE

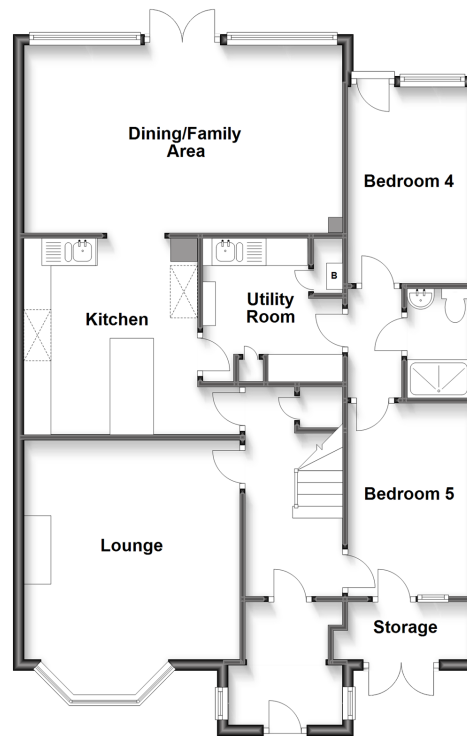
#### Rear Garden

#### Outbuilding/Games Room

#### Off-road Parking

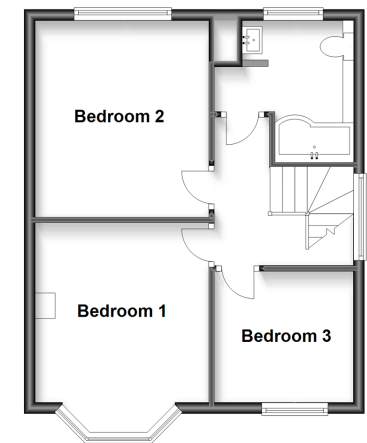
### Ground Floor

Approx. 93.9 sq. metres (1010.7 sq. feet)



### First Floor

Approx. 41.5 sq. metres (446.7 sq. feet)



**Call Rochester - 01634 830925 ■ wardsofkent.co.uk**

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Our Homewise partnership offer a 'Home for Life' plan to buyers over 60, granting a lifetime lease for your protection and reducing the purchase price by up to 59%

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



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