



Guide Price
£750,000

Freehold

5x  3x  1x 

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

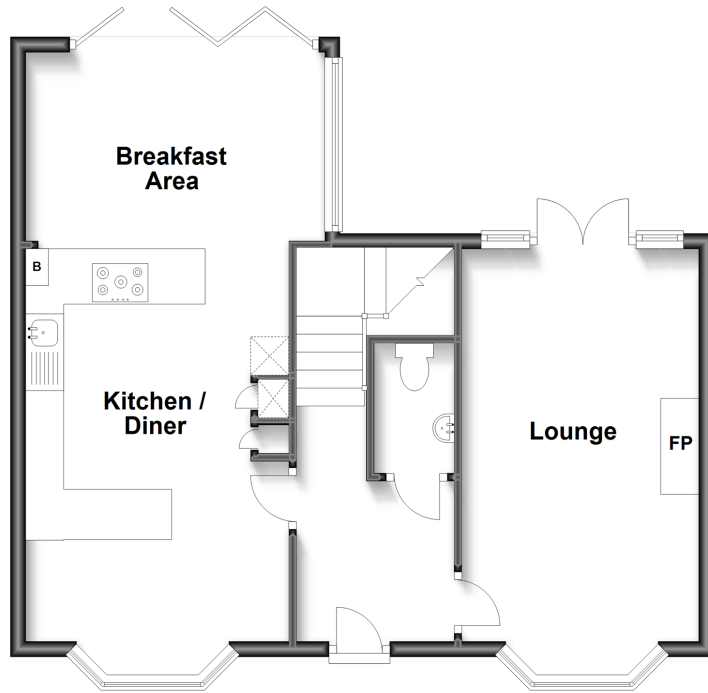
OVER 60?

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

Wards
Helping you move forwards

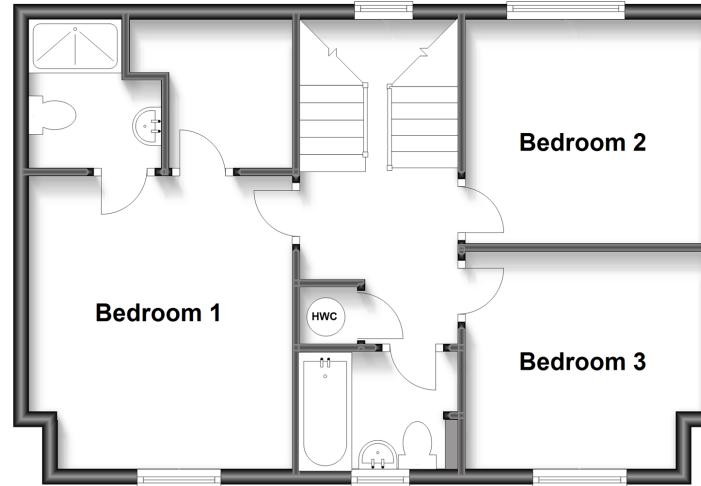
Ground Floor

Approx. 55.8 sq. metres (600.3 sq. feet)



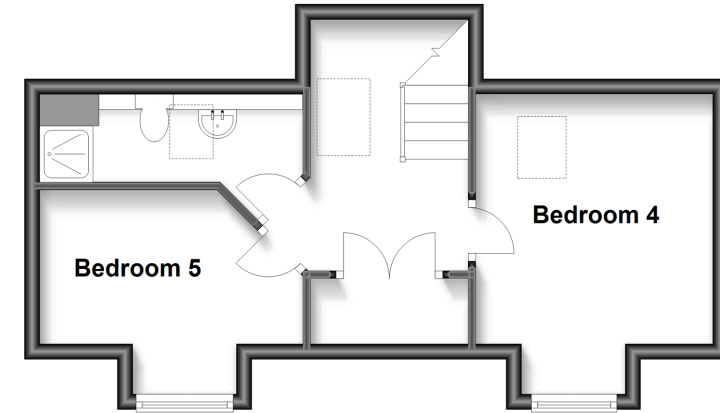
First Floor

Approx. 51.3 sq. metres (551.8 sq. feet)



Second Floor

Approx. 32.6 sq. metres (350.6 sq. feet)



Accommodation

GROUND FLOOR

Hallway
Cloakroom: 5'8 x 3'5 (1.73m x 1.04m)
Kitchen/Diner/Breakfast Area: 28'2 x 11'5 (8.59m x 3.48m)
Lounge: 18'8 x 10'6 (5.69m x 3.20m)

FIRST FLOOR

Landing
Bedroom 1: 12'8 x 11'3 (3.86m x 3.43m)
En-suite Shower Room: 6'3 x 5'2 (1.91m x 1.58m)
Dressing Room: 6'5 x 5'6 (1.96m x 1.68m)
Bedroom 2: 10'2 x 9'8 (3.10m x 2.95m)
Bedroom 3: 10'3 x 9'2 (3.13m x 2.80m)
Bathroom: 6'6 x 5'0 (1.98m x 1.53m)

SECOND FLOOR

Landing
Bedroom 4: 12'8 x 10'5 (3.86m x 3.18m)
Bedroom 5: 12'7 x 6'6 (3.84m x 1.98m)
Shower Room: 11'6 x 4'2 (3.51m x 1.27m)

OUTSIDE

Front and Rear Garden
Garage and Driveway



Main features

- Quiet cul-de-sac position
- Executive home located in a sought after location
- Stunning kitchen/diner/breakfast area with bifold doors overlooking the landscaped garden
- Catchment area for top performing schools
- Garage and driveway for 2 cars



Nearest Schools

Primary Schools: St Margaret's at Troy Town CofE Primary 0.9 miles

Secondary Schools: Sir Joseph Williamson's Mathematical 0.6 miles, The Rochester Grammar 0.6 miles



Transport Information

Train Stations: Rochester 1.3 miles, Chatham 1.5 miles, Strood 1.8 miles



Address

Lillymonte Drive, Rochester, Kent, ME1



Directions

For directions to this property please contact us.



Call Rochester Branch 01634 830925 ■ wardsofkent.co.uk



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



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