



Price
£400,000

Freehold

3x  1x  1x 

**Wouldham Road,
Borstal, Rochester, Kent,
ME1**

OVER 60?

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

Wards
Helping you move forwards



Main features

- Characterful bay windows and modern fire
- Fantastic views towards the River Medway
- Double garage and off-road parking
- Walking distance to historic High Street
- Close to motorway links M2/A2/M20

Accommodation

GROUND FLOOR

Porch
 Lounge: 17'5 x 14'7 (5.31m x 4.45m)
 Kitchen: 19'7 x 14'3 (5.97m x 4.35m)
 Dining Area: 9'5 x 6'4 (2.87m x 1.93m)
 Cloakroom

FIRST FLOOR

Landing
 Bedroom 1: 14'5 x 10'4 (4.40m x 3.15m)
 Bedroom 2: 11'5 x 9'5 (3.48m x 2.87m)
 Bedroom 3: 7'7 x 7'0 (2.31m x 2.14m)
 Bathroom: 5'9 x 5'6 (1.75m x 1.68m)

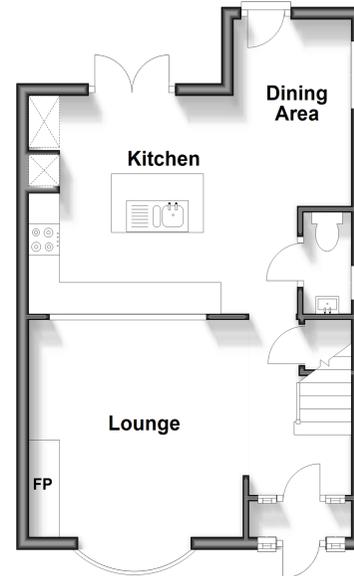
OUTBUILDING

Double Garage: 20'6 x 16'5 (6.25m x 5.01m)

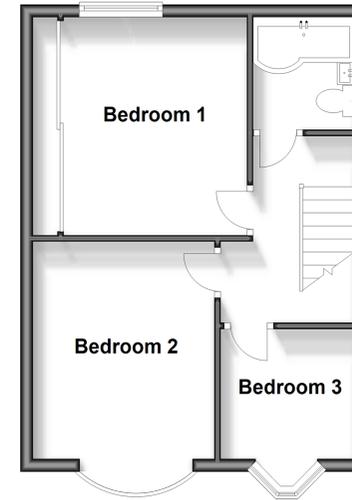
OUTSIDE

Front and Rear Garden
 Off-road Parking

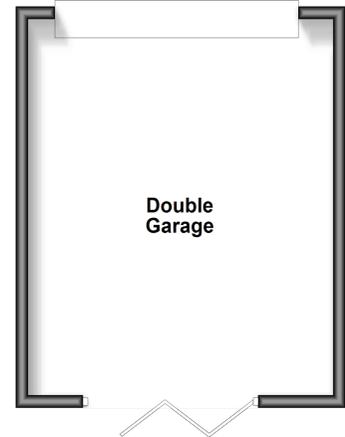
Ground Floor
 Approx. 39.2 sq. metres (421.7 sq. feet)



First Floor
 Approx. 37.1 sq. metres (399.4 sq. feet)



Outbuilding
 Approx. 29.7 sq. metres (320.2 sq. feet)



Call Rochester - 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



11529361/20240427/DG/AB