



**Guide Price**  
**£450,000**

**Freehold**

4x  3x  1x 

**Village Road,  
Wouldham, Rochester,  
Kent, ME1**

**OVER 60?**

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

*Wards*  
Helping you move forwards





## Main features

- Sought after village location
- Versatile great sized rooms perfect for a growing family
- Car port and off-road parking
- Rolling countryside and river views on your doorstep
- Great motorway links M2/M20/A2

## Accommodation

### GROUND FLOOR

Hallway  
Cloakroom  
Kitchen/Diner: 13'6 x 11'7 (4.12m x 3.53m)  
Lounge: 20'2 x 16'4 (6.15m x 4.98m)

### FIRST FLOOR

Landing  
Bedroom 1: 16'4 x 10'3 (4.98m x 3.13m)  
En-suite Shower Room  
Bedroom 2: 14'0 x 9'6 (4.27m x 2.90m)  
Bathroom

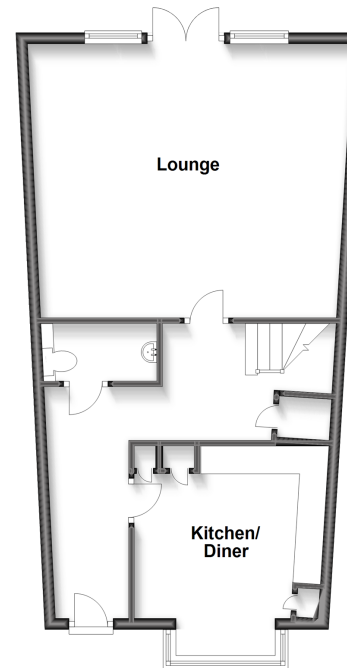
### SECOND FLOOR

Landing  
Bedroom 3: 18'6 x 7'3 (5.64m x 2.21m)  
En-suite Shower Room  
Bedroom 4: 10'2 x 9'3 (3.10m x 2.82m)

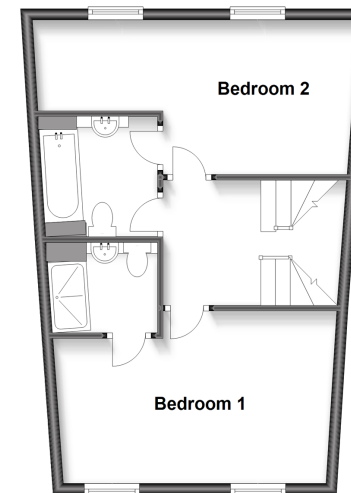
### OUTSIDE

Front and Rear Garden  
Car port and Off-road Parking

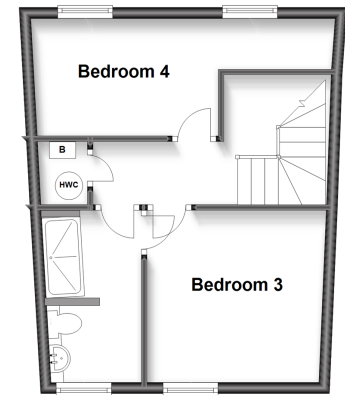
**Ground Floor**  
Approx. 55.8 sq. metres (600.6 sq. feet)



**First Floor**  
Approx. 44.6 sq. metres (479.9 sq. feet)



**Second Floor**  
Approx. 34.1 sq. metres (367.3 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



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