



**Price**  
**£640,000**

**Freehold**

4x  2x  4x 

**City Way, Rochester,  
Kent, ME1**

**OVER 60?**

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

*Wards*  
Helping you move forwards



## Main features

- Located in one of Rochester's most sought after roads
- Ground floor extension
- Large landscaped rear garden and brick built outbuilding
- Off-road parking for several cars
- Close to historic High Street with high speed links to London

## Accommodation

### GROUND FLOOR

- Hallway
- Dining Room: 13'0 x 7'7 (3.97m x 2.31m)
- Lounge : 12'8 x 10'4 (3.86m x 3.15m)
- Sitting Room: 11'3 x 11'2 (3.43m x 3.41m)
- Kitchen: 16'3 x 11'9 (4.96m x 3.58m)
- Cloakroom: 4'6 x 2'11 (1.37m x 0.89m)
- Study: 8'5 x 6'11 (2.57m x 2.11m)

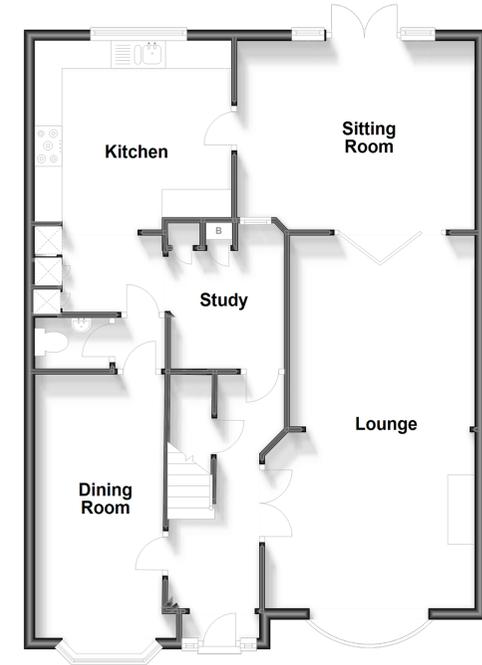
### FIRST FLOOR

- Landing
- Bedroom 1: 11'7 x 11'5 (3.53m x 3.48m)
- En-suite Shower Room: 6'7 x 6'0 (2.01m x 1.83m)
- Bedroom 2: 12'9 x 9'3 (3.89m x 2.82m)
- Bedroom 3: 10'9 x 7'6 (3.28m x 2.29m)
- Bedroom 4: 9'5 x 7'1 (2.87m x 2.16m)
- Bathroom: 7'6 x 6'7 (2.29m x 2.01m)

### OUTSIDE

- Rear Garden
- Outbuilding
- Off-road Parking

**Ground Floor**  
Approx. 85.7 sq. metres (922.3 sq. feet)



**First Floor**  
Approx. 54.9 sq. metres (591.2 sq. feet)



**Call Rochester - 01634 830925 ■ [wardsofkent.co.uk](http://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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