



**Guide Price**

**£750,000**

**Freehold**

4x  2x  2x 

**Maidstone Road,  
Rochester, Kent, ME1**

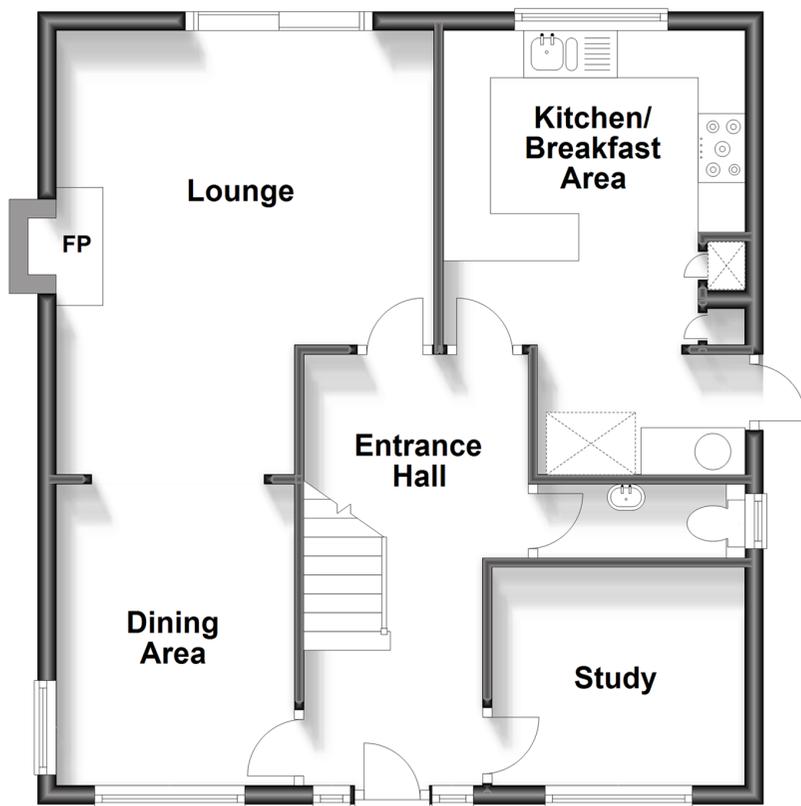
**OVER 60?**

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

*Wards*  
Helping you move forwards

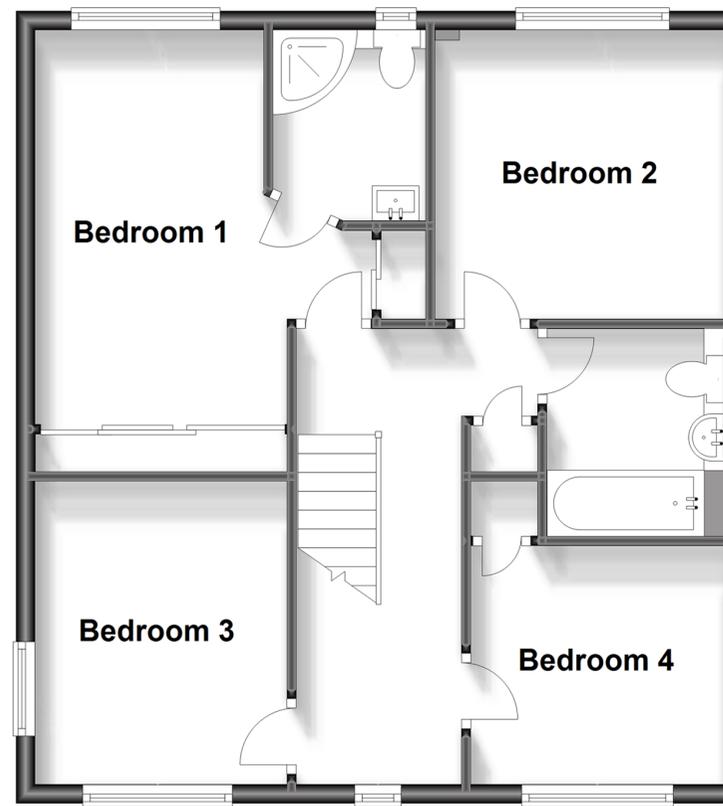
## Ground Floor

Approx. 58.9 sq. metres (633.9 sq. feet)



## First Floor

Approx. 58.9 sq. metres (633.9 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Hall

Study: 8'8 x 8'0 (2.64m x 2.44m)

Cloakroom

Kitchen/Breakfast Area: 18'5 x 10'6 (5.62m x 3.20m)

Lounge: 16'3 at widest point x 13'8 at widest point (4.96m x 4.17m)

Dining Area: 10'5 x 8'11 (3.18m x 2.72m)

### FIRST FLOOR

Landing

Bedroom 1 : 13'5 x 12'2 (4.09m x 3.71m)

En-suite Shower Room: 6'4 x 4'9 (1.93m x 1.45m)

Bedroom 2 : 10'6 x 10'4 (3.20m x 3.15m)

Bedroom 3 : 8'11 x 8'11 (2.72m x 2.72m)

Bedroom 4: 11'1 x 8'11 (3.38m x 2.72m)

Bathroom: 7'7 x 5'11 (2.31m x 1.80m)

### OUTSIDE

Front Garden

Rear Garden

Double Garage To The Rear: 16'3 x 16'2 (4.96m x 4.93m)

Driveway To The Rear



## Main features

- Rarely available, detached family home in the heart of Rochester
- Double garage and private driveway to the rear
- Walking distance of historic Rochester High Street and train station with high speed links
- Work from home with ease with the separate study downstairs
- Bursting with beautiful decor, this home is ready to move into



### Nearest Schools

Primary Schools: St William of Perth RC Primary 0.6 miles

Secondary Schools: The Rochester Grammar School 1.1 mile



### Transport Information

Train Stations: Chatham 1.3 miles, Strood 1.4 miles, Rochester 0.7 miles



### Address

Maidstone Road, Rochester, Kent, ME1



### Directions

For directions to this property please contact us.



**Wards**  
Helping you move forwards

Call Rochester Branch 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.

EPC RATING

CURRENT:	POTENTIAL:
C(70)	B(82)

11529476/20230812/DM/NW