



Price
£765,000

Freehold

5x  3x  2x 

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

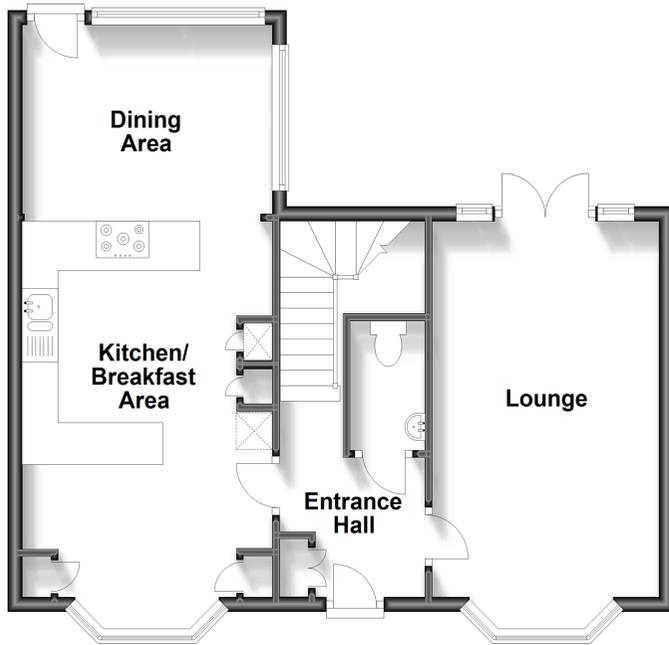
OVER 60?

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

Wards
Helping you move forwards

Ground Floor

Approx. 55.2 sq. metres (594.5 sq. feet)



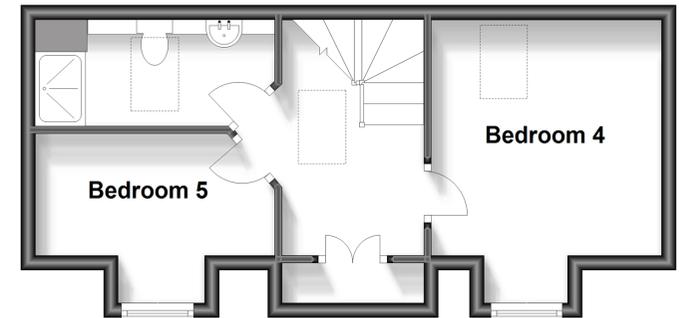
First Floor

Approx. 51.2 sq. metres (551.1 sq. feet)



Second Floor

Approx. 30.8 sq. metres (331.7 sq. feet)



Accommodation

GROUND FLOOR

Entrance Hall
Cloakroom
Lounge: 18'8 x 10'6 (5.69m x 3.20m)
Kitchen/Breakfast Area: 18'8 x 13'8 (5.69m x 4.17m)
Dining Area: 13'8 x 8'3 (4.17m x 2.52m)

FIRST FLOOR

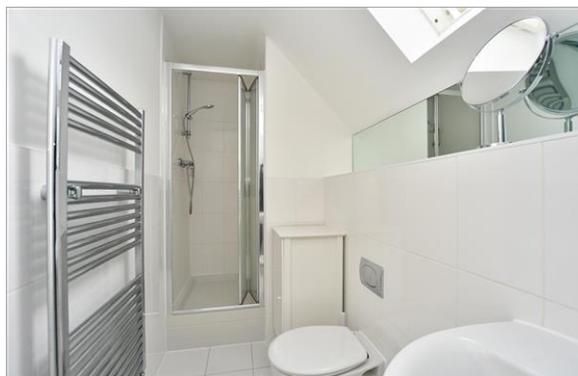
Landing
Bedroom 1: 10'4 x 9'10 (3.15m x 3.00m)
En-suite Shower Room: 6'4 x 4'10 (1.93m x 1.47m)
Walk-in Wardrobe: 7'0 x 6'4 (2.14m x 1.93m)
Bedroom 2: 12'6 x 11'7 (3.81m x 3.53m)
Bedroom 3: 10'3 x 9'3 (3.13m x 2.82m)
Bathroom: 6'5 x 5'1 (1.96m x 1.55m)

SECOND FLOOR

Landing
Bedroom 4: 12'5 x 10'7 (3.79m x 3.23m)
Bedroom 5: 11'7 x 5'6 (3.53m x 1.68m)
Shower room: 11'9 x 3'9 (3.58m x 1.14m)

OUTSIDE

Front and Rear Garden
Garage and Off-road Parking



Main features

- Rarely available executive home!
- Stunning kitchen/breakfast area with doors onto the garden
- Located in a peaceful sought after cul-de-sac position
- Catchment area for top performing schools
- Garage and off-road parking



Nearest Schools

Primary Schools: St. William of Perth Primary School 0.4 miles

Secondary Schools: Sir Joseph Williamson's Mathematical School 0.9 miles



Transport Information

Train Stations: Chatham 1.6 miles, Strood 1.8 miles, Rochester 1.3 miles



Address

Lillymonte Drive, 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



- 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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