



**Price**  
**£400,000**

**Freehold**

3x  1x  1x 

**High Street, Wouldham,  
Rochester, Kent, ME1**

**OVER 60?**

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

*Wards*  
Helping you move forwards





## Main features

- Perfect family home in a picturesque village location
- Sunny rear garden
- Huge potential to extend subject to planning permission
- Two garages to the rear
- Gas central heating and sold chain free to assist a quick transaction.

## Accommodation

Hallway

Cloakroom: 4'9 x 2'10 (1.45m x 0.86m)

Lounge/Diner: 22'8 x 11'7 (6.91m x 3.53m)

Kitchen: 11'8 x 11'3 (3.56m x 3.43m)

### FIRST FLOOR

Bedroom 1: 11'10 x 9'1 (3.61m x 2.77m)

Bedroom 2: 11'11 x 11'8 (3.63m x 3.56m)

Bedroom 3: 8'10 x 8'5 (2.69m x 2.57m)

Bathroom: 7'6 x 5'2 (2.29m x 1.58m)

### OUTSIDE

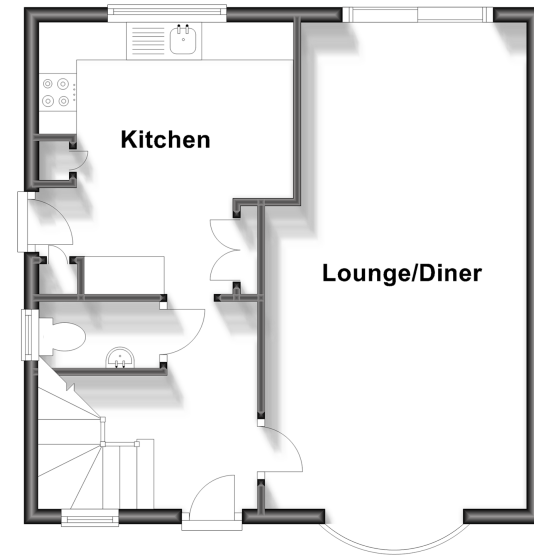
Front and Rear Garden

Two Garages

Off-road Parking

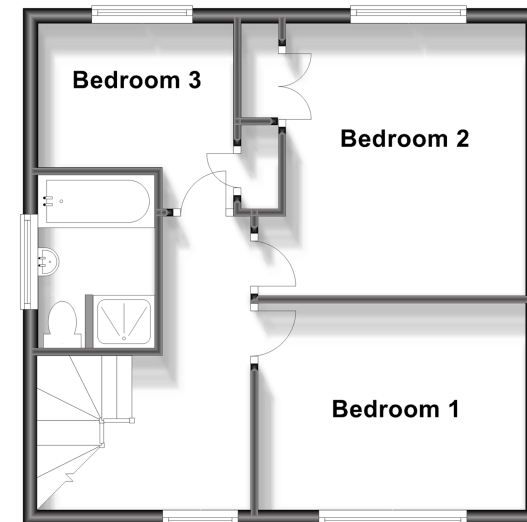
## Ground Floor

Approx. 42.0 sq. metres (452.6 sq. feet)



## First Floor

Approx. 41.8 sq. metres (449.7 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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