



**Guide Price**  
**£350,000**

**Freehold**

3x  2x  2x 

**Sir Evelyn Road,  
Rochester, Kent, ME1**

**OVER 60?**

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

*Wards*  
Helping you move forwards



## Main features

- Immaculately presented family home!
- Tastefully decorated throughout
- Large landscaped rear garden ideal for children
- Close to fantastic schools and motorway links
- Off-road parking

## Accommodation

### GROUND FLOOR

Hallway  
 Dining Room: 12'10 x 9'10 (3.91m x 3.00m)  
 Lounge: 18'2 x 12'4 (5.54m x 3.76m)  
 Kitchen: 10'4 x 9'0 (3.15m x 2.75m)  
 Bathroom

### FIRST FLOOR

Landing  
 Bedroom 1: 14'4 x 9'8 (4.37m x 2.95m)  
 En-suite Shower Room  
 Bedroom 2: 12'10 x 9'7 (3.91m x 2.92m)  
 Bedroom 3: 10'10 x 9'10 (3.30m x 3.00m)

### OUTBUILDING

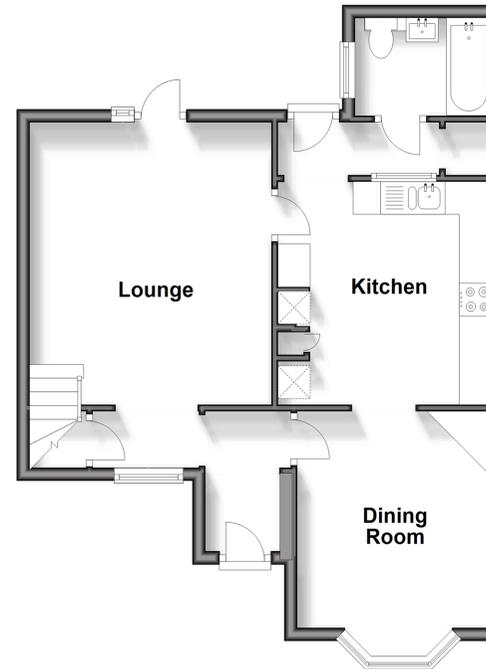
Summer House

### OUTSIDE

Off-Road Parking  
 Rear Garden

### Ground Floor

Approx. 50.8 sq. metres (546.5 sq. feet)



### First Floor

Approx. 41.2 sq. metres (443.0 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  
 ■ 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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