



**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)

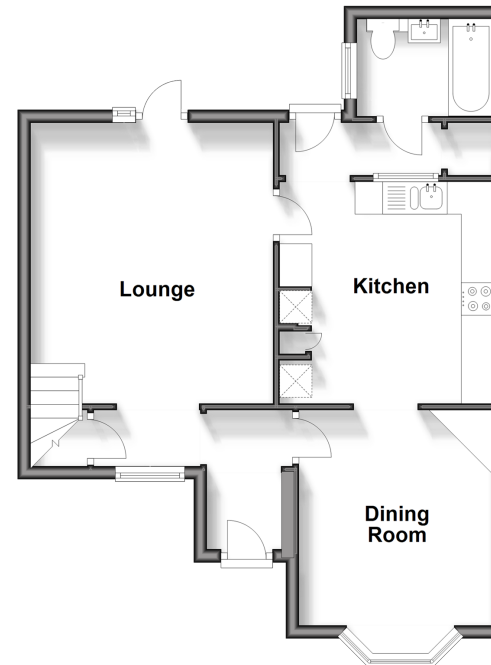
### OUTBUILDING

Summer House

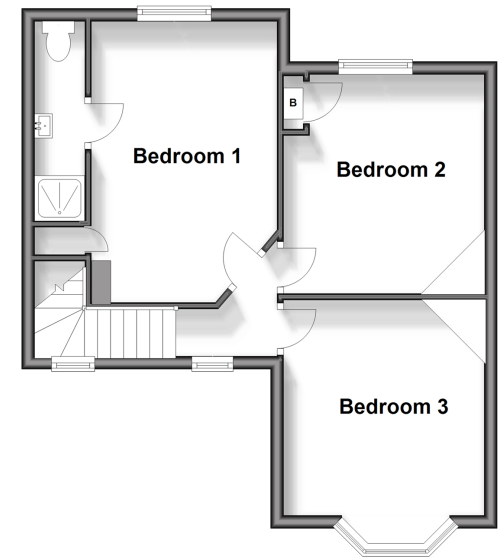
### OUTSIDE

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