



Price
£725,000

Freehold

4x  3x  2x 

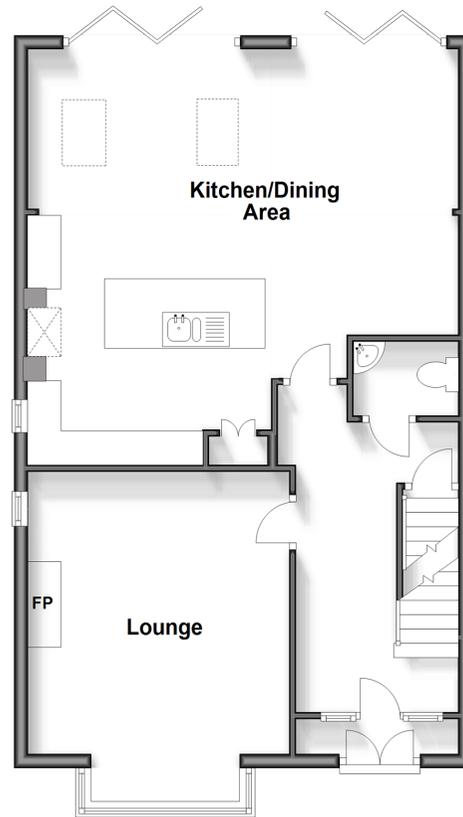
**Grange Way, Rochester,
Kent, ME1**

OVER 60?

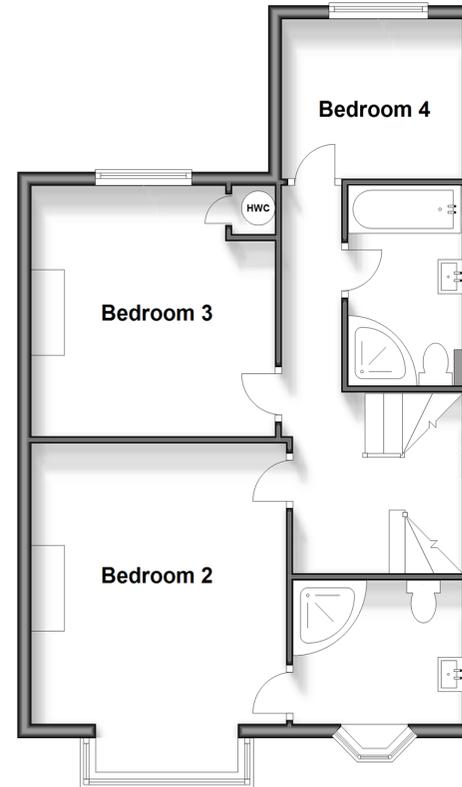
Secure this property
for up to **59% less!**

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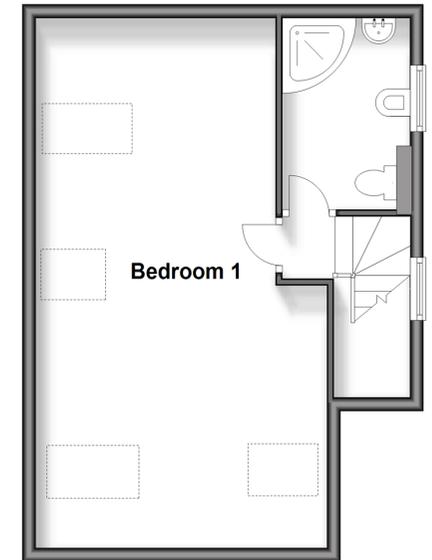
Ground Floor
Approx. 67.2 sq. metres (723.6 sq. feet)



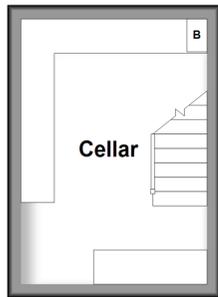
First Floor
Approx. 58.2 sq. metres (626.0 sq. feet)



Second Floor
Approx. 40.7 sq. metres (438.1 sq. feet)



Basement
Approx. 10.8 sq. metres (115.9 sq. feet)



Accommodation

GROUND FLOOR

Porch
Hallway
Cloakroom: 4'4 x 3'3 (1.32m x 0.99m)
Lounge: 16'9 x 12'9 (5.11m x 3.89m)
Kitchen/Dining Area: 21'2 x 19'8 (6.46m x 6.00m)

BASEMENT

Cellar : 15'0 x 9'0 (4.58m x 2.75m)

FIRST FLOOR

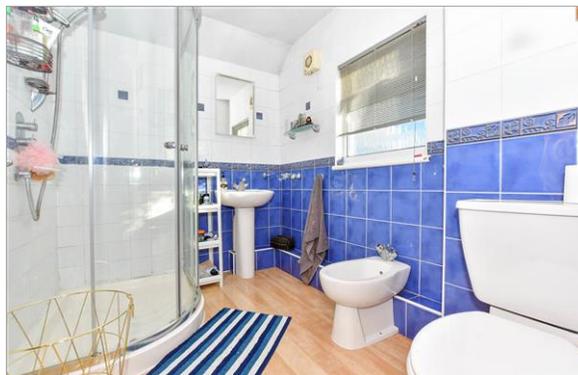
Landing
Bedroom 2: 16'2 x 12'9 (4.93m x 3.89m)
En-suite Shower Room: 7'9 x 6'9 (2.36m x 2.06m)
Bedroom 3: 11'10 x 11'9 (3.61m x 3.58m)
Bedroom 4: 8'9 x 8'4 (2.67m x 2.54m)
Bathroom: 8'6 x 5'6 (2.59m x 1.68m)

SECOND FLOOR

Landing
Bedroom 1: 24'9 x 14'3 (7.55m x 4.35m)
En-suite Shower Room: 8'6 x 6'2 (2.59m x 1.88m)

OUTSIDE

Garage and Off-road Parking
Rear Garden



Main features

- Sought after location
- Period features throughout
- Loft conversion and cellar room
- A stone's throw to historic High Street with high speed station
- Catchment area for top performing grammar schools



Nearest Schools

Primary Schools: St William of Perth RC Primary 0.4 miles

Secondary Schools: Sir Joseph Williamson's Mathematical School 0.6 miles



Transport Information

Train Stations: Rochester 1.0 mile, Chatham 1.3 miles, Strood 1.5 miles



Address

Grange Way, Rochester, Kent, ME1



Directions

For directions to this property please contact us.



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Call Rochester Branch 01634 830925 ■ wardsof Kent.co.uk



- The seller is a person connected with Wards as defined in the Estate Agents Act 1979
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale

- 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.



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