



**Offers In  
Excess Of  
£500,000  
Freehold**

3x  3x  1x 

**Farleigh Gardens,  
Wouldham, Rochester,  
Kent, ME1**

*Wards*  
Helping you move forwards





## Main features

- **River facing with stunning views!**
- **Picturesque village location**
- **Previous show home which is immaculately presented throughout**
- **En-suites to all bedrooms**
- **Great for motorway access M20/M2/A2**



### Nearest Schools

Primary Schools: Halling Primary 0.6 miles

Secondary Schools: Holmesdale Technology College 2.6 miles

Further Education: The Thomas Aveling School 5.2 miles



### Transport Information

Train Stations: Snodland 1.0 miles, Halling 0.8 miles, Cuxton 2.0 miles

## Accommodation

### GROUND FLOOR

Hallway

Cloakroom

Kitchen/Dining Room: 15'7 x 9'8 (4.75m x 2.95m)

Living Room: 15'11 x 10'2 (4.85m x 3.10m)

### FIRST FLOOR

Landing

Bedroom 2: 12'0 x 8'11 (3.66m x 2.72m)

En-suite Shower Room

Bedroom 3: 15'11 x 10'2 (4.85m x 3.10m)

En-suite Bathroom

### SECOND FLOOR

Landing

Bedroom 1: 15'11 x 10'4 (4.85m x 3.15m)

En-suite Shower Room

### OUTSIDE

Rear Garden

Allocated Parking

**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



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