



**Price**  
**£250,000**

**Freehold**

3x  1x  1x 

**Marshall Crescent,  
Rushenden, Kent, ME11**

**OVER 60?**

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

*Wards*  
Helping you move forwards



## Main features

- Located in a cul-de-sac
- Useful pantry in the kitchen plus a separate store room
- The children can go to the local park just around the corner
- Take a relaxing walk to Neats Court shops
- A great garden for both the children, pets and barbecues

## Accommodation

### GROUND FLOOR

Entrance Porch

Entrance Hall

Lounge: 16'3 x 10'3 (4.96m x 3.13m)

Kitchen/Diner: 16'3 (4.96m) narrowing to 7'3 (2.21m) x 12'8 (3.86m)

Store Room: 8'4 x 5'3 (2.54m x 1.60m)

### FIRST FLOOR

Bedroom 1: 13'5 x 9'4 (4.09m x 2.85m)

Bedroom 2: 10'4 x 10'3 (3.15m x 3.13m)

Bedroom 3: 10'1 x 6'7 (3.08m x 2.01m)

Wet Room: 10'0 x 5'7 (3.05m x 1.70m)

### OUTSIDE

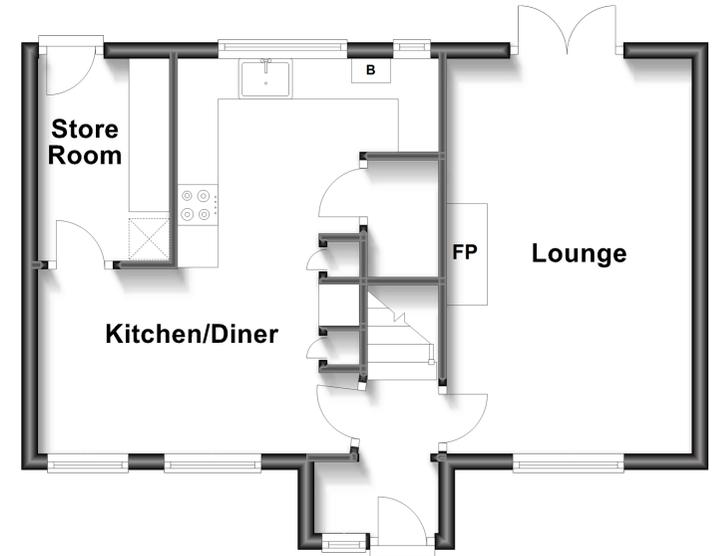
Front Garden

Front Driveway

Rear Garden

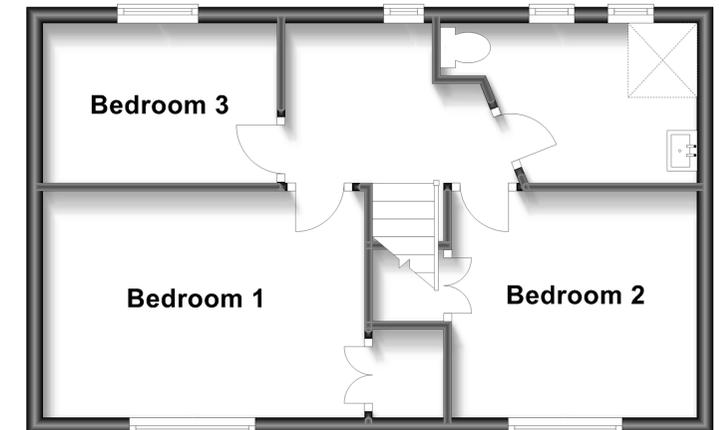
## Ground Floor

Approx. 40.8 sq. metres (439.3 sq. feet)



## First Floor

Approx. 39.3 sq. metres (423.1 sq. feet)



**Call Sheerness - 01795 664651 ■ [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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