



Price
£350,000

Freehold

3x  1x  2x 

**Charles Drive, Cuxton,
Rochester, Kent, ME2**

OVER 60?

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

Wards
Helping you move forwards



Main features

- Great family home in popular village location
- Close to amenities, schools and shops
- Train station and access to A2/M2 within a mile
- Modern bathroom
- Landscaped rear garden, drive to front for 2 cars
- Panoramic views over Medway Valley
- Ideal space to work from home

Accommodation

GROUND FLOOR

Entrance Porch
 Entrance Hall
 Lounge: 14'2 x 12'1 (4.32m x 3.69m)
 Dining Area: 13'0 x 9'0 (3.97m x 2.77m)
 Kitchen : 9'7 x 9'1 (2.92m x 2.77m)

FIRST FLOOR

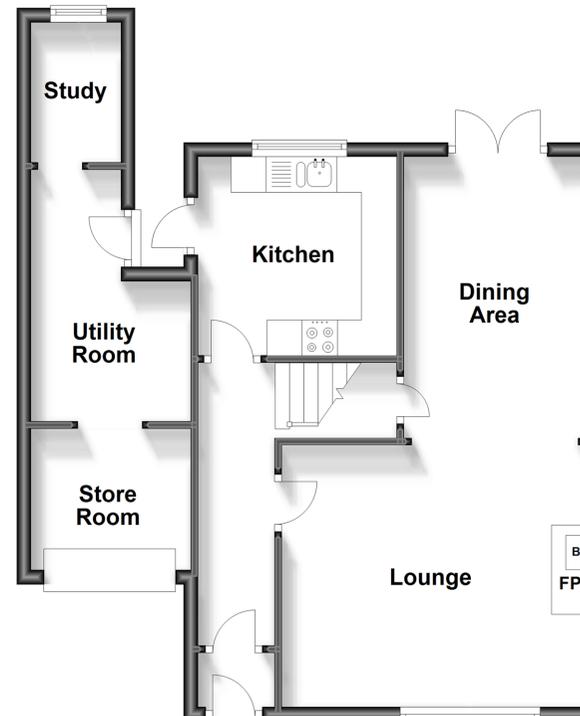
Landing
 Bedroom 1: 13'9 x 10'4 (4.19m x 3.15m)
 Bedroom 2: 11'5 x 9'1 (3.48m x 2.77m)
 Bedroom 3: 8'5 x 7'10 (2.57m x 2.39m)
 Bathroom : 9'0 x 5'10 (2.75m x 1.78m)

OUTSIDE

Driveway
 Garage
 Front Garden
 Rear Garden
 Study: 6'5 x 4'0 (1.96m x 1.22m)
 Utility Room : 7'5 x 6'4 (2.26m x 1.93m)
 Store Room : 12'2 x 8'2 (3.71m x 2.49m)

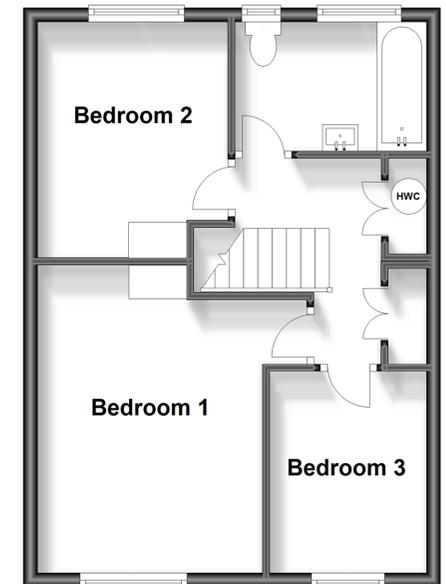
Ground Floor

Approx. 56.6 sq. metres (608.9 sq. feet)



First Floor

Approx. 42.4 sq. metres (456.4 sq. feet)



Call Strood - 01634 716597 ■ wardsof Kent.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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