



**Guide Price**  
**£425,000**

**Freehold**

3x  1x  1x 

**Carisbrooke Road,  
Strood, Rochester, Kent,  
ME2**

**OVER 60?**

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

*Wards*  
Helping you move forwards



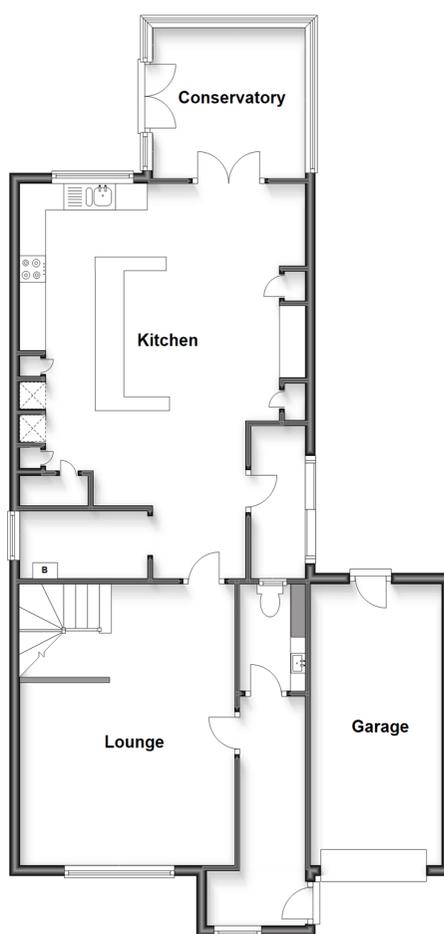
## Main features

- Large link detached home in a sought after location
- Spacious well presented modern kitchen
- Garage and driveway
- Excellent transport links to the A2/M2
- Located in the catchment area for top performing primary and secondary schools
- Walk to the nearby Broomhill park or Strood Leisure Centre

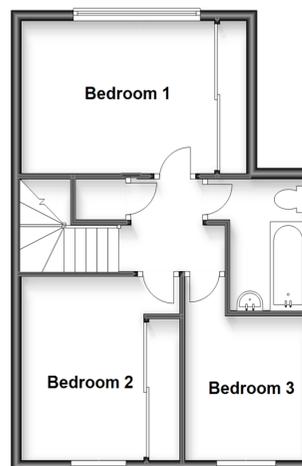
Call Strood - 01634 716597 ■ [wardsofkent.co.uk](http://wardsofkent.co.uk)

- 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.

**Ground Floor**  
Approx. 95.9 sq. metres (1031.9 sq. feet)



**First Floor**  
Approx. 42.4 sq. metres (455.9 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Hall  
Cloakroom  
Lounge : 15'8 x 11'1 (4.78m x 3.38m)  
Kitchen : 20'4 x 18'1 (6.20m x 5.52m)  
Utility Room : 9'11 x 4'0 (3.02m x 1.22m)  
Conservatory : 10'6 x 10'0 (3.20m x 3.05m)

### FIRST FLOOR

Landing  
Bedroom 1 : 12'3 x 9'3 (3.74m x 2.82m)  
Bedroom 2 : 11'3 x 10'0 (3.43m x 3.05m)  
Bedroom 3 : 9'0 x 7'10 (2.75m x 2.39m)  
Bathroom : 8'2 x 4'10 (2.49m x 1.47m)

### OUTSIDE

Driveway  
Garage  
Front Garden  
Rear Garden

- Appliances & services are untested, dimensions are approximate and floor plans are not to scale



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