



Guide Price
£350,000

Freehold

3x  1x  1x 

Shepherds Way, Lower
Stoke, Rochester, Kent,
ME3

OVER 60?

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

Wards
Helping you move forwards



Main features

- Look forward to village life in this 3 bedroom family home
- Log burner in lounge that will be perfect for cosy nights in
- Parking for at least 4 cars
- Potential to extend, subject to necessary planning being obtained
- Close to village amenities, schools and post office

Accommodation

GROUND FLOOR

- Entrance Hall
- Lounge: 13'5 x 11'9 (4.09m x 3.58m)
- Kitchen/Diner: 20'0 x 10'0 (6.10m x 3.05m)
- Utility Room: 9'10 x 5'0 (3.00m x 1.53m)
- Study : 7'4 x 5'2 (2.24m x 1.58m)
- Cloakroom
- Shower Room

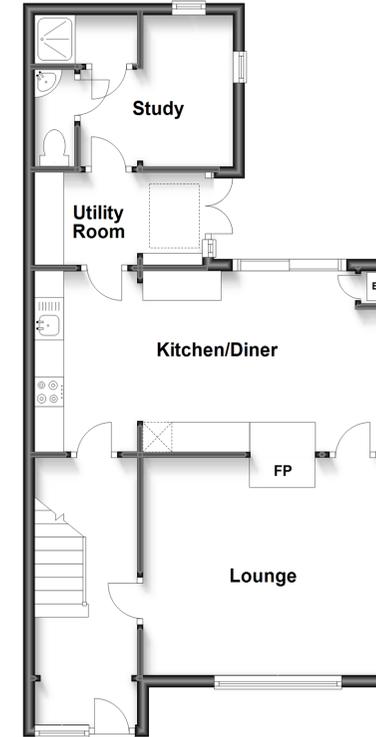
FIRST FLOOR

- Landing
- Bedroom 1: 12'3 x 10'1 (3.74m x 3.08m)
- Bedroom 2: 11'1 x 10'1 (3.38m x 3.08m)
- Bedroom 3: 8'7 x 6'5 (2.62m x 1.96m)
- Bathroom: 7'4 x 4'3 (2.24m x 1.30m)

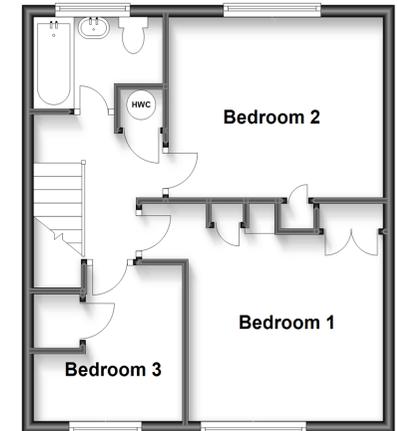
OUTSIDE

- Rear Garden
- Driveway

Ground Floor
Approx. 56.7 sq. metres (610.4 sq. feet)



First Floor
Approx. 41.3 sq. metres (444.8 sq. feet)



Call Strood - 01634 716597 ■ wardsof Kent.co.uk

- If buying to let, the energy rating will need to be improved to at least 'E' rating before you can let the property
- 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.



11831073/20230515/JC/JC