



**Price**  
**£360,000**

**Freehold**

4x  1x  2x 

**Binney Road, Allhallows,  
Rochester, Kent, ME3**

**OVER 60?**

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

*Wards*  
Helping you move forwards





## Main features

- **Fantastic sized family home with potential to build over the garage, subject to the necessary planning permission being obtained**
- **Far reaching views across the fields to the front**
- **Driveway for multiple cars and a garage**
- **Utility room at the rear of the garage**
- **Popular village location**

## Accommodation

### GROUND FLOOR

Entrance Porch  
Entrance Hall  
Lounge: 31'0 x 11'3 (9.46m x 3.43m)  
Dining Room: 18'4 x 8'0 (5.59m x 2.44m)  
Kitchen: 14'11 x 7'4 (4.55m x 2.24m)  
Utility Room: 14'11 x 7'8 at widest point (4.55m x 2.34m)

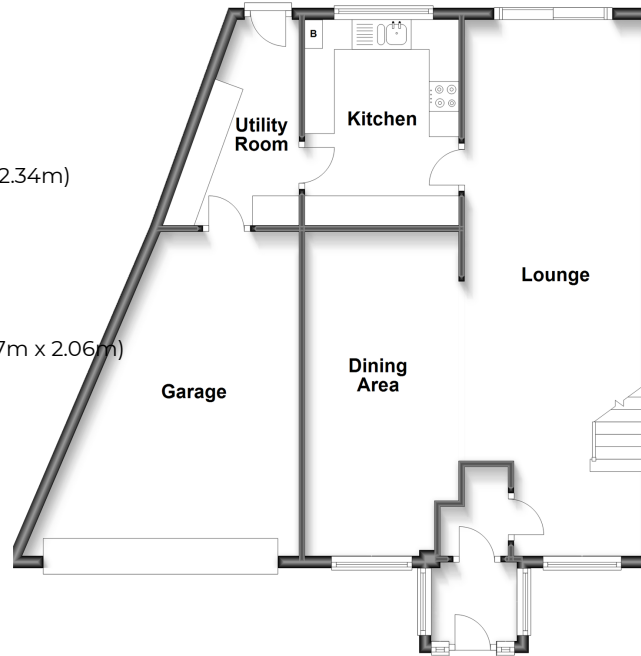
### FIRST FLOOR

Landing  
Bedroom 1: 11'11 x 11'8 (3.63m x 3.56m)  
Bedroom 2: 12'0 x 9'3 (3.66m x 2.82m)  
Bedroom 3: 14'4 x 6'9 into fitted wardrobes (4.37m x 2.06m)  
Bedroom 4: 12'0 x 6'8 (3.66m x 2.03m)  
Bathroom: 8'0 x 7'7 (2.44m x 2.31m)

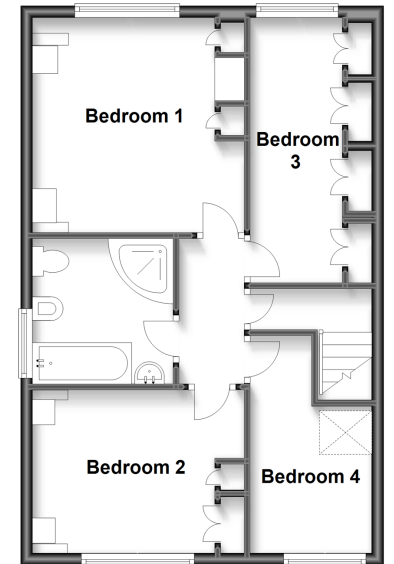
### OUTSIDE

Driveway  
Garage: 15'1 x 11'3 (4.60m x 3.43m)  
Rear Garden

**Ground Floor**  
Approx. 80.1 sq. metres (861.7 sq. feet)



**First Floor**  
Approx. 51.9 sq. metres (558.2 sq. feet)



**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.

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