



**Guide Price**  
**£325,000**

**Freehold**

4x  1x  1x 

**St. David's Road,  
Allhallows, Rochester,  
Kent, ME3**

**OVER 60?**

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

*Wards*  
Helping you move forwards





## Main features

- **Fabulous 4 bedroom semi-detached home that is ideal for the growing family**
- **Village location overlooking fields**
- **29' lounge/diner, modern kitchen**
- **22' garage/workshop and a store room**
- **Potential for extension subject to the necessary planning permission being obtained**
- **Close to shops, primary school and open countryside**

## Accommodation

### GROUND FLOOR

Entrance Hall  
Lounge/Diner : 29'7 x 10'5 (9.02m x 3.18m)  
Kitchen : 12'6 x 7'5 (3.81m x 2.26m)

### FIRST FLOOR

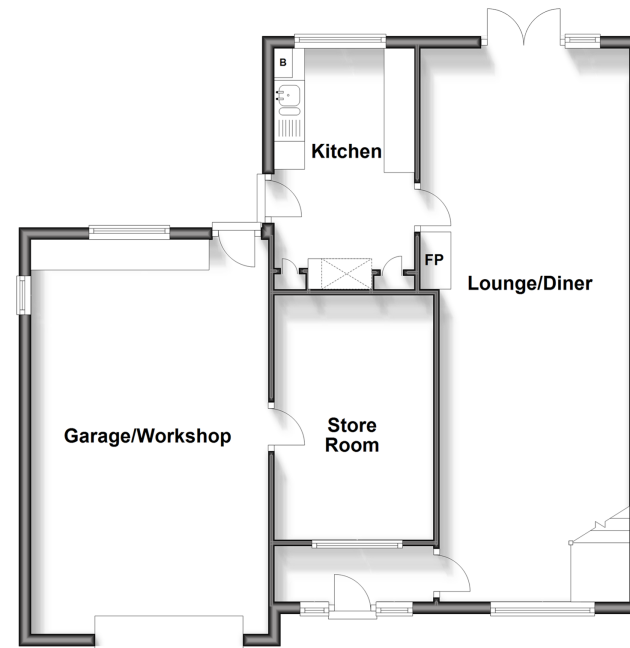
Landing  
Bedroom 1: 14'0 x 9'9 (4.27m x 2.97m)  
Bedroom 2: 10'5 x 9'4 (3.18m x 2.85m)  
Bedroom 3: 10'5 x 9'0 (3.18m x 2.75m)  
Bedroom 4: 10'4 x 6'0 (3.15m x 1.83m)  
Bathroom: 8'3 x 5'6 (2.52m x 1.68m)

### OUTSIDE

Driveway  
Rear Garden  
Garage/Workshop : 22'7 x 12'7 (6.89m x 3.84m)  
Store Room: 13'8 x 8'2 (4.17m x 2.49m)

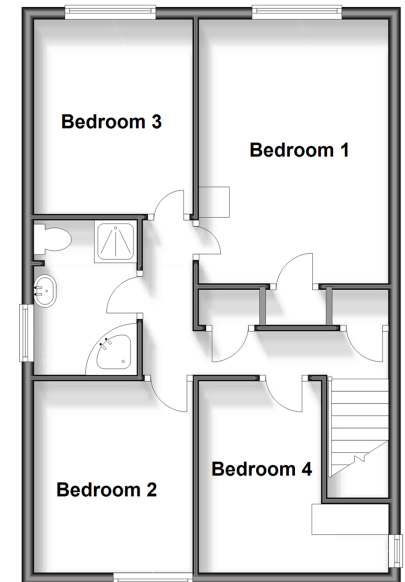
### Ground Floor

Approx. 79.0 sq. metres (850.0 sq. feet)



### First Floor

Approx. 53.1 sq. metres (571.5 sq. feet)



**Call Strood - 01634 716597 ■ 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



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