



**Guide Price**

**£800,000**

**Freehold**

4x  4x  2x 

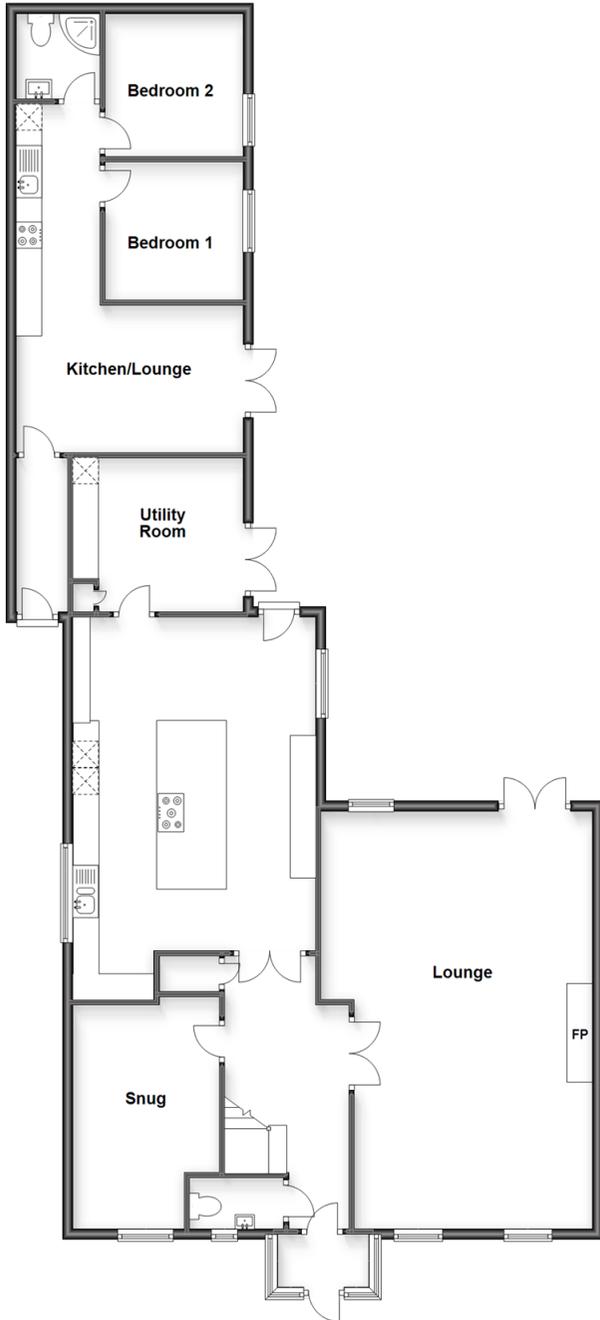
**Clarendon Drive, Strood,  
Rochester, Kent, ME2**

**OVER 60?**

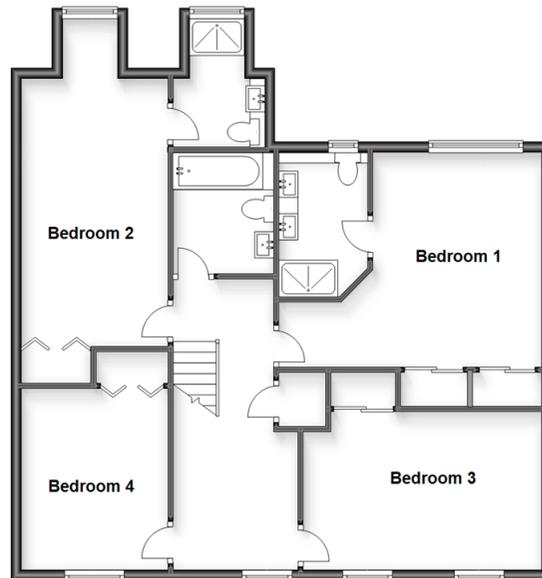
Secure this property  
for up to **59% less!**

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**Ground Floor**  
Approx. 150.8 sq. metres (1622.7 sq. feet)



**First Floor**  
Approx. 89.7 sq. metres (965.3 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Porch

Entrance Hall: 13'6 x 8'1 (4.12m x 2.47m)

Cloakroom

Lounge: 26'0 x 15'1 (7.93m x 4.60m)

Snug: 13'8 x 9'0 (4.17m x 2.75m)

Kitchen/Breakfast Room : 21'0 x 15'5 (6.41m x 4.70m)

Utility Room : 10'10 x 9'8 (3.30m x 2.95m)

### ANNEXE

Entrance Hall

Kitchen/Lounge: 14'0 x 9'4 (4.27m x 2.85m) plus 13'0 x 5'5 (3.97m x 1.65m)

Bedroom 1: 8'9 x 8'3 (2.67m x 2.52m)

Bedroom 2: 9'0 x 8'4 (2.75m x 2.54m)

Shower Room

### FIRST FLOOR

Landing

Bedroom 1: 13'6 x 10'10 (4.12m x 3.30m)

En-Suite Shower Room: 9'3 x 6'0 (2.82m x 1.83m)

Bedroom 2: 15'10 x 9'0 (4.83m x 2.75m)

En-Suite Shower Room: 6'9 x 5'3 (2.06m x 1.60m)

Bedroom 3: 15'2 x 10'0 (4.63m x 3.05m)

Bedroom 4: 12'0 x 9'0 (3.66m x 2.75m)

Bathroom : 7'10 x 6'0 (2.39m x 1.83m)

### OUTSIDE

Driveway

Double Length Garage: 31'0 x 8'8 (9.46m x 2.64m)

Front Garden

Rear Garden



## Main features

- Stunning large executive home with attached 2 bedroom annexe, being sold chain free
- Beautiful landscaped garden, double length garage and parking for several vehicles
- Modern 21' kitchen/breakfast room and a 26' lounge
- 2 en-suites and 4 double bedrooms
- End of cul-de-sac overlooking green and Broom Hill Park is within walking distance



### Nearest Schools

Primary Schools: Hilltop Primary, Temple Mill Primary, All Faiths' Children's Community School, English Martyrs' Catholic Primary  
Secondary Schools: Gad's Hill School, King's School, Rochester



### Transport Information

Train Stations: Strood 0.7 miles, Rochester 1.2 miles, Cuxton 2.4 miles



### Address

Clarendon Drive, Strood, Rochester, Kent, ME2



### Directions

For directions to this property please contact us.



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Helping you move forwards

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



- 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.

EPC RATING

CURRENT: D(68) POTENTIAL: C(80)

11840878/20230201/JC/JC