



**Guide Price**  
**£400,000**

**Freehold**

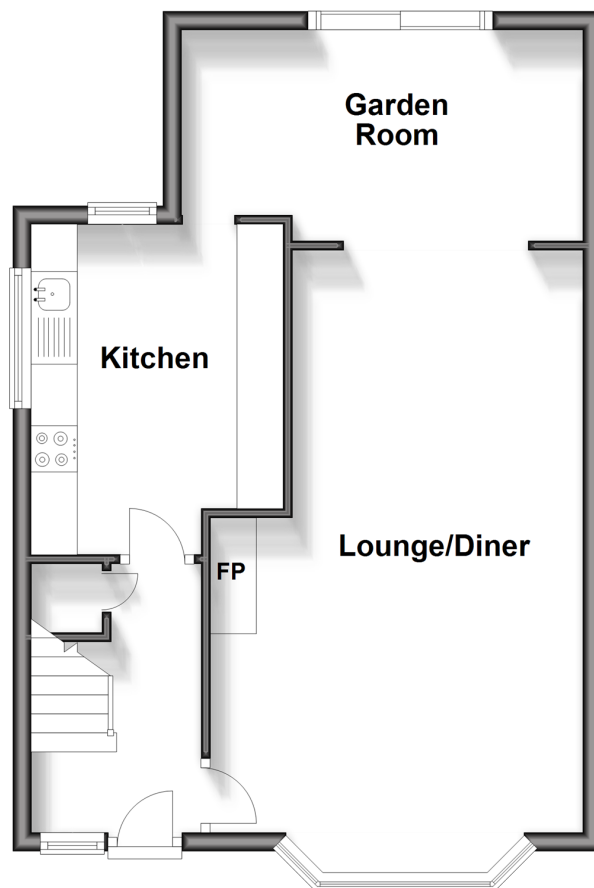
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**Jarrett Avenue,  
Wainscott, Rochester,  
Kent, ME2**

*Wards*  
Helping you move forwards

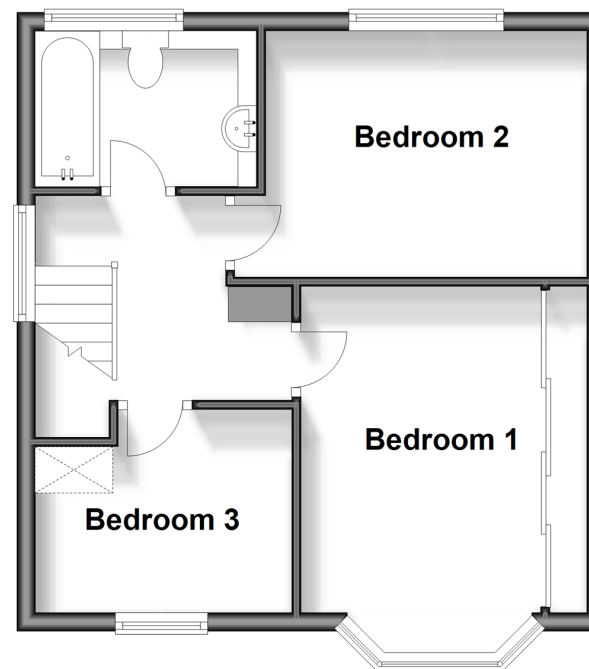
## Ground Floor

Approx. 48.7 sq. metres (524.6 sq. feet)



## First Floor

Approx. 37.8 sq. metres (407.1 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Hall

Lounge/Diner: 21'2 x 13'2 (6.46m x 4.02m)

Kitchen : 8'4 x 5'6 (2.54m x 1.68m)

Garden Room : 13'5 x 7'9 (4.09m x 2.36m)

### FIRST FLOOR

Landing

Bedroom 1: 13'10 x 8'8 (4.22m x 2.64m)

Bedroom 2: 11'0 x 8'7 (3.36m x 2.62m)

Bedroom 3: 9'0 x 7'3 (2.75m x 2.21m)

Bathroom

### OUTSIDE

Off Road Parking

Garage

Front Garden

Rear Garden





## Main features

- Extended semi detached house
- Off road parking and garage
- Immaculately presented throughout
- Sought after location with easy access to A2 and Medway tunnel
- Stylish bar in the garden perfect for summer evenings



### Nearest Schools

Primary Schools: Hilltop Primary, Wainscott Primary, English Martyrs' Catholic Primary  
Secondary Schools: Strood Academy, Hundred of Hoo Academy



### Transport Information

Train Stations: Strood 1.7 miles, Rochester 2.4 miles, Higham 3.0 miles



### Address

Jarrett Avenue, Wainscott, Rochester, Kent, ME2



### Directions

For directions to this property please contact us.





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



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