



**Price**  
**£425,000**

**Freehold**

3x  3x  2x 

**Holmes Close, High  
Halstow, Rochester,  
Kent, ME3**

**OVER 60?**

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

*Wards*  
Helping you move forwards

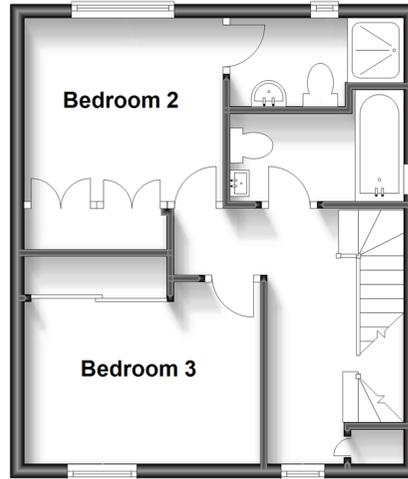
## Ground Floor

Approx. 64.8 sq. metres (697.6 sq. feet)



## First Floor

Approx. 34.6 sq. metres (372.8 sq. feet)



## Second Floor

Approx. 24.4 sq. metres (262.2 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Hall

Cloakroom

Lounge: 15'11 x 10'10 (4.85m x 3.30m)

Dining Area: 9'6 x 7'7 (2.90m x 2.31m)

Kitchen : 8'8 x 7'3 (2.64m x 2.21m)

Conservatory : 18'4 x 9'6 (5.59m x 2.90m)

### FIRST FLOOR

Landing

Bedroom 2: 11'4 x 8'8 (3.46m x 2.64m)

En-Suite Shower Room : 7'7 x 4'3 (2.31m x 1.30m)

Bedroom 3: 9'6 x 8'8 (2.90m x 2.64m)

Bathroom : 7'5 x 5'7 (2.26m x 1.70m)

### SECOND FLOOR

Landing

Bedroom 1: 15'9 x 11'8 (4.80m x 3.56m)

En-Suite Shower Room : 7'1 x 5'5 (2.16m x 1.65m)

### OUTSIDE

Driveway

Detached Garage

Front Garden

Rear Garden



## Main features

- Detached family home in the heart of the village of High Halstow
- Detached garage and driveway for 2 cars
- Conservatory to the rear creates additional living space that you could use to work from home
- Walking distance to high performing primary school
- En-suite shower room to 2 bedrooms along with main bathroom



### Nearest Schools

Primary Schools: High Halstow Primary 0.4 miles, Hoo St Werburgh Primary and Marlborough Centre 2.8 miles, Stoke Community School 3.7 miles

Secondary Schools: The Hundred of Hoo Comprehensive



### Transport Information

Train Stations: Strood 6.0 miles, Rainham 6.1 miles, Rochester 6.7 miles



### Address

Holmes Close, High Halstow, Rochester, Kent, ME3



### Directions

For directions to this property please contact us.



**Wards**  
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.



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