



**OVER 60?**

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

**Guide Price**  
**£425,000**

**Freehold**

3x  1x  2x 

**Woodstock Road,  
Strood, Rochester, Kent,  
ME2**

*Wards*  
Helping you move forwards





## Main features

- **3 double bedroom detached house on large plot**
- **Huge potential for extension, subject to the necessary planning permission being obtained**
- **Close to Strood and Rochester town centres and mainline railway station**
- **28' garage and extensive off road parking**
- **Lounge and dining room, 15' kitchen**
- **Offered for sale with vacant possession**

## Accommodation

### GROUND FLOOR

Entrance Hall

Lounge: 14'9 x 12'0 (4.50m x 3.66m)

Dining Room: 12'0 x 11'9 (3.66m x 3.58m)

Kitchen : 15'1 x 7'10 (4.60m x 2.39m)

### FIRST FLOOR

Landing

Bedroom 1: 15'0 x 12'0 (4.58m x 3.66m)

Bedroom 2: 12'0 x 10'9 (3.66m x 3.28m)

Bedroom 3 : 12'0 x 8'0 (3.66m x 2.44m)

Bathroom

### OUTSIDE

Driveway

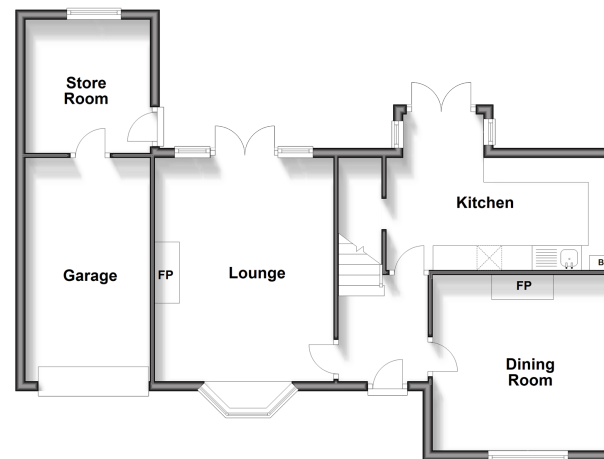
Front Garden

Rear Garden

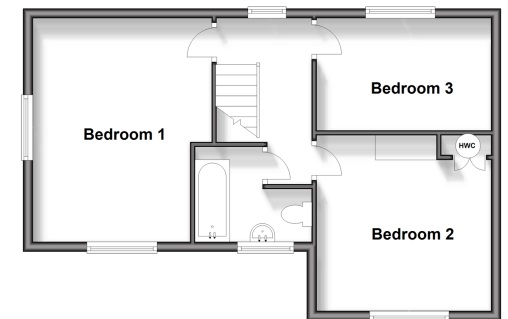
Garage : 28'0 x 7'9 (8.54m x 2.36m)

Store Room

**Ground Floor**  
Approx. 68.3 sq. metres (734.8 sq. feet)



**First Floor**  
Approx. 47.4 sq. metres (509.8 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



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