



**Guide Price**  
**£400,000**

**Freehold**

3x  2x  1x 

**Stanford Way, Cuxton,  
Rochester, Kent, ME2**

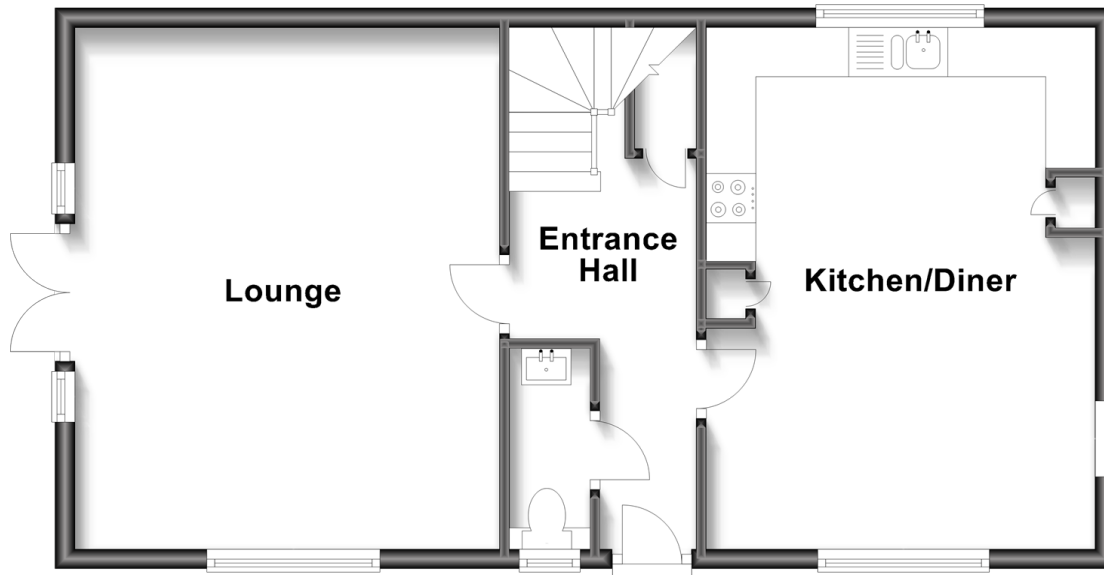
**OVER 60?**

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

*Wards*  
Helping you move forwards

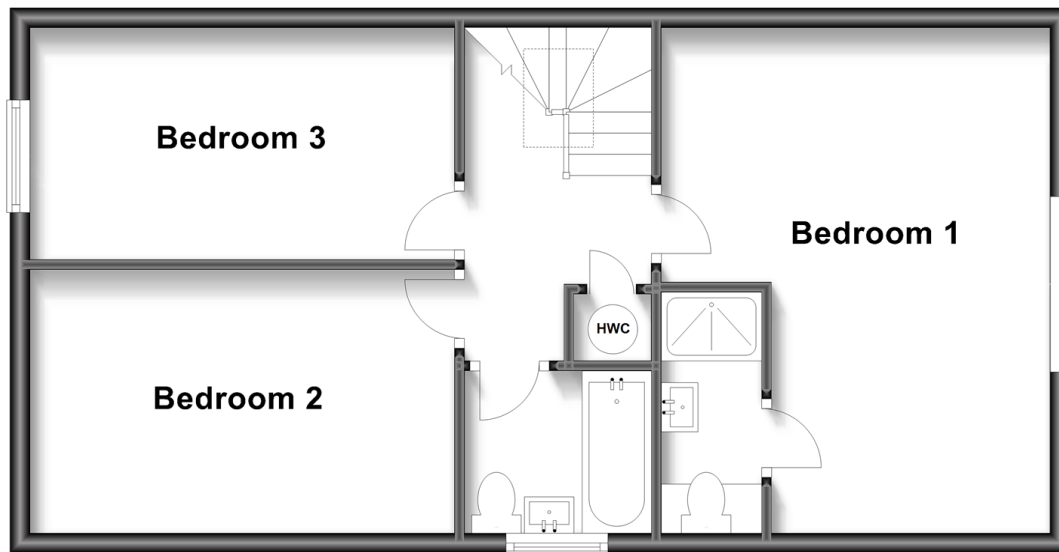
## Ground Floor

Approx. 54.7 sq. metres (588.7 sq. feet)



## First Floor

Approx. 53.0 sq. metres (570.6 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Hall

Lounge: 17'2 x 13'10 (5.24m x 4.22m)

Cloakroom

Kitchen/Diner: 17'4 x 12'10 (5.29m x 3.91m)

### FIRST FLOOR

Landing

Bedroom 1: 17'0 x 13'0 (5.19m x 3.97m)

En-Suite Shower Room

Bedroom 2: 13'10 x 7'8 (4.22m x 2.34m)

Bedroom 3: 13'10 x 9'0 (4.22m x 2.75m)

Bathroom: 7'1 x 5'6 (2.16m x 1.68m)

### OUTSIDE

Driveway

Side Garden





## Main features

- Brand new 3 double bedroom detached house
- Driveway to side, 10 year build warranty
- Downstairs cloakroom, en-suite shower room and bathroom
- 17' kitchen/dining room , Air source heat pump
- Lounge with double doors opening onto landscaped garden
- Cul-de-sac position within a central village location



### Nearest Schools

Primary Schools: Cuxton Community Junior School 0.3 miles, Gordon Junior School 2.1 miles, St Margaret's at Troy Town CofE Voluntary Controlled Primary 2.1 miles

Secondary Schools: Gad's Hill School 2.5 miles



### Transport Information

Train Stations: Cuxton 0.3 miles, Halling 2.0 miles, Strood 3.0 miles



### Address

Stanford Way, Cuxton, Rochester, Kent, ME2



### Directions

For directions to this property please contact us.





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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