



**Guide Price**  
**£300,000**

**Freehold**

3x  1x  1x 

**Avery Way, Allhallows,  
Rochester, Kent, ME3**

**OVER 60?**

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

*Wards*  
Helping you move forwards





## Main features

- **Spacious living area that will be ideal for the family**
- **Private garden, garage and shared drive**
- **A tranquil location that offers a peaceful escape yet close enough to transport links and local amenities**
- **Surrounded by countryside walks with picturesque views to the front**
- **Offered for sale with no onward chain**

## Accommodation

### GROUND FLOOR

Entrance Hall

Lounge/Diner: 23'6 x 11'3 (7.17m x 3.43m)

Kitchen: 10'4 x 7'10 (3.15m x 2.39m)

### FIRST FLOOR

Landing

Bedroom 1: 11'11 x 11'4 (3.63m x 3.46m)

Bedroom 2: 11'3 x 9'9 (3.43m x 2.97m)

Bedroom 3: 8'10 x 8'7 (2.69m x 2.62m)

Bathroom: 6'8 x 5'5 (2.03m x 1.65m)

### OUTSIDE

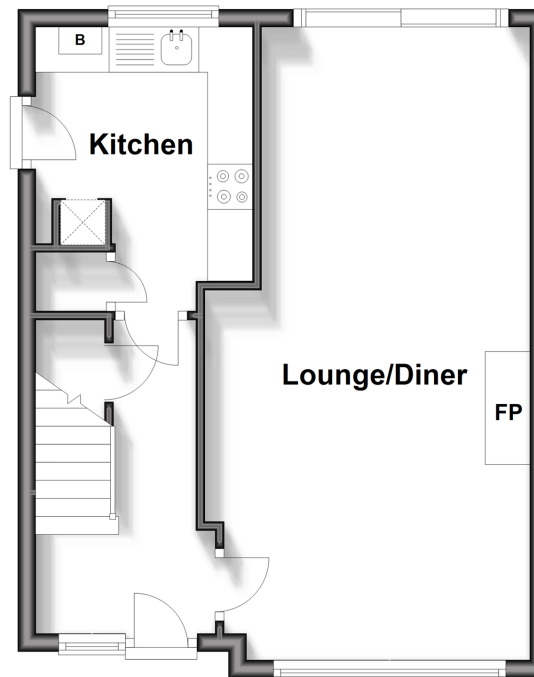
Shared Driveway

Garage

Rear Garden

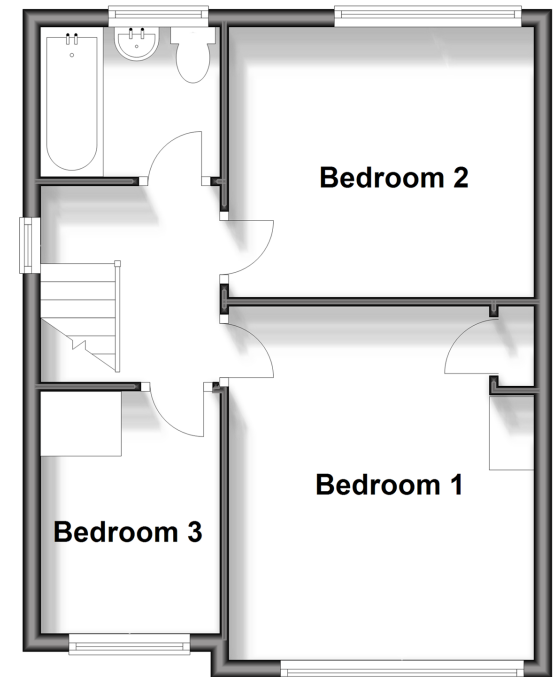
## Ground Floor

Approx. 38.0 sq. metres (408.7 sq. feet)



## First Floor

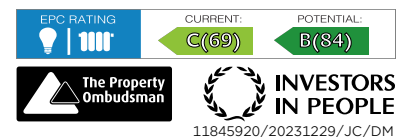
Approx. 38.0 sq. metres (409.5 sq. feet)



**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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