



Guide Price
£425,000

Freehold

4x  2x  1x 

**Briar Lane, Hoo,
Rochester, Kent, ME3**

OVER 60?

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

Wards
Helping you move forwards



Main features

- Open plan 16' kitchen/diner
- 2 years remaining on NHBC guarantee
- En-suite shower room to the main bedroom
- 23' garage and driveway
- No onward chain
- Panoramic views of fields to the front

Accommodation

GROUND FLOOR

- Entrance Hall
- Cloakroom
- Kitchen/Diner: 16'2 x 12'5 (4.93m x 3.79m)
- Lounge: 16'3 x 14'4 (4.96m x 4.37m)

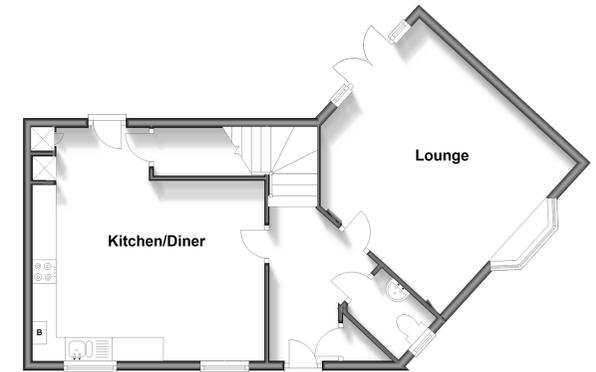
FIRST FLOOR

- Landing
- Bedroom 1: 12'2 x 10'10 (3.71m x 3.30m)
- En-Suite Shower Room
- Bedroom 2: 13'5 x 8'9 (4.09m x 2.67m)
- Bedroom 3: 9'3 x 8'1 (2.82m x 2.47m)
- Bedroom 4: 9'8 x 7'5 (2.95m x 2.26m)
- Bathroom: 7'8 x 7'3 (2.34m x 2.21m)

OUTSIDE

- Driveway
- Garage: 23'1 x 9'10 (7.04m x 3.00m)
- Front Garden
- Rear Garden

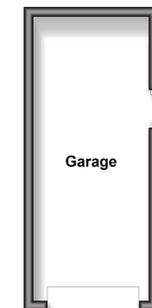
Ground Floor
Approx. 54.3 sq. metres (585.0 sq. feet)



First Floor
Approx. 55.0 sq. metres (592.3 sq. feet)



Outbuilding
Approx. 14.7 sq. metres (158.5 sq. feet)



Call Strood - 01634 716597 ■ 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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