



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)

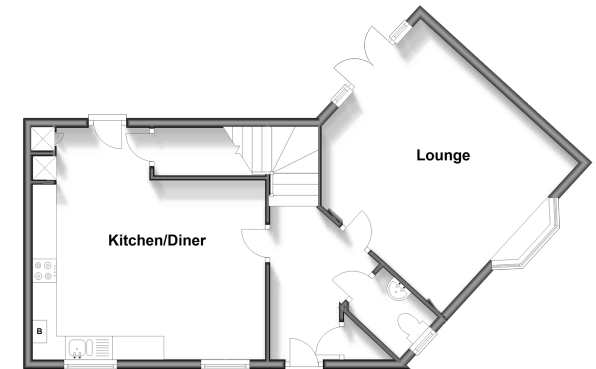
FIRST FLOOR

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)

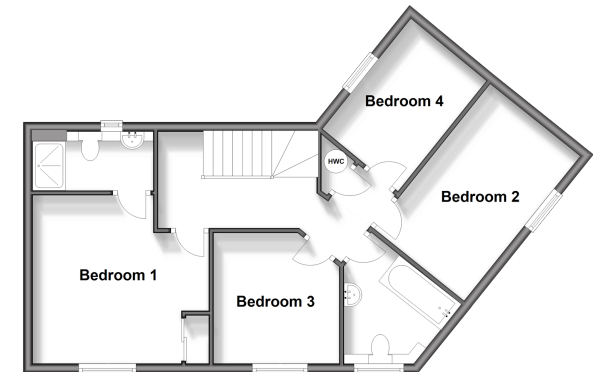
OUTSIDE

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

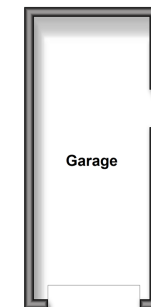
Ground Floor
Approx. 54.3 sq. metres (585.0 sq. feet)



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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