



**OVER 60?**

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

**Guide Price**  
**£265,000**

**Freehold**

2x  1x  2x 

**Rochester Road,  
Burham, Rochester,  
Kent, ME1**

*Wards*  
Helping you move forwards





## Main features

- Enjoy the cosy log burner fire in this wonderful Victorian cottage
- Work from home easily in the office/study
- Lovely long garden to enjoy plus sun yourself on the decking area
- Explore the North Downs countryside on your doorstep
- Easy access to transport links

## Accommodation

### GROUND FLOOR

Lounge: 11'0 x 10'10 (3.36m x 3.30m)  
 Dining Area: 11'0 x 9'10 (3.36m x 3.00m)  
 Kitchen: 8'0 x 7'7 (2.44m x 2.31m)  
 Bathroom

### FIRST FLOOR

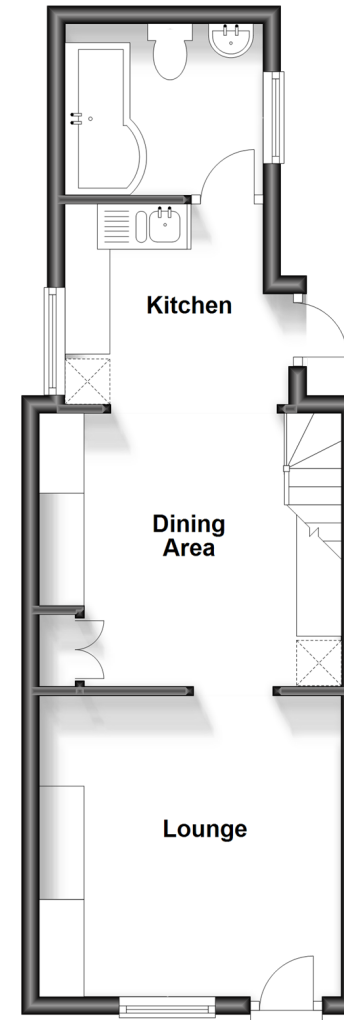
Landing  
 Bedroom 1: 9'10 x 8'8 (3.00m x 2.64m)  
 Bedroom 2: 10'11 x 6'10 (3.33m x 2.08m)  
 Study/Office: 8'1 x 3'11 (2.47m x 1.19m)

### OUTSIDE

Driveway  
 Side & Rear Gardens  
 Shed

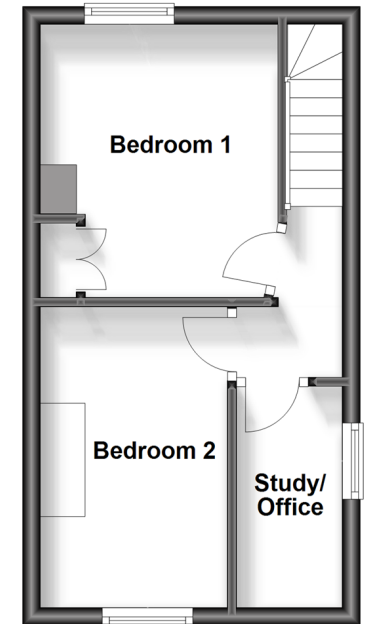
## Split Level Ground Floor

Approx. 31.6 sq. metres (340.0 sq. feet)



## First Floor

Approx. 21.7 sq. metres (234.1 sq. feet)



**Call Larkfield - 01732 847877 ■ [wardsof Kent.co.uk](http://wardsof Kent.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.



12934700/20230926/AM/RT