



**Price**  
**£625,000**

**Freehold**

4x  1x  2x 

**Round Street, Sole  
Street, Cobham, Kent,  
DA13**

**OVER 60?**

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



Video Tour available

*Wards*  
Helping you move forwards





## Main features

- Spacious lounge with direct access to rear garden
- Off road parking with garage
- Beautiful countryside setting with stunning views from balcony
- Potential to extend (subject to the usual consents)
- Walking distance to Sole Street Station.

## Accommodation

### GROUND FLOOR

#### Hallway

Lounge: 17'2 x 11'10 (5.24m x 3.61m) plus 4'2 x 10'9 (1.27m x 3.28m)

Dining Room: 10'10 x 9'8 (3.30m x 2.95m)

Kitchen: 15'8 x 8'10 (4.78m x 2.69m)

Utility Room: 12'2 x 3'7 (3.71m x 1.09m)

### FIRST FLOOR

#### Landing

Bedroom 1: 12'3 x 12'0 (3.74m x 3.66m)

Bedroom 2: 12'2 x 9'1 (3.71m x 2.77m)

Bedroom 3: 9'6 x 9'3 (2.90m x 2.82m)

#### Balcony

Bedroom 4/Study: 11'11 x 7'5 (3.63m x 2.26m)

Bathroom: 7'3 x 6'3 (2.21m x 1.91m)

Cloakroom: 5'2 x 2'6 (1.58m x 0.76m)

### OUTSIDE

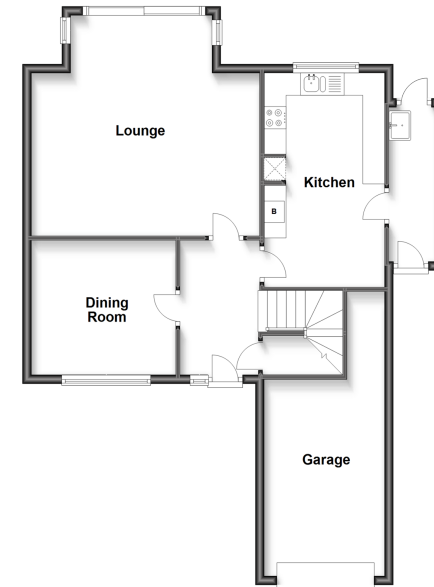
Garage: 19'0 x 9'6 (5.80m x 2.90m)

Driveway

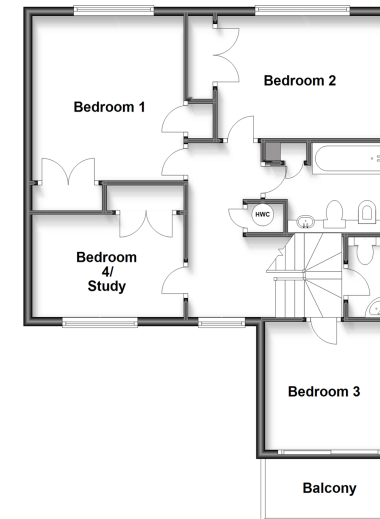
Front Garden

Rear Garden

Ground Floor  
Approx. 75.6 sq. metres (813.6 sq. feet)



First Floor  
Approx. 63.0 sq. metres (678.4 sq. feet)



**Call Meopham - 01474 813100 ■ [wardsofken.co.uk](http://wardsofken.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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