



**Price**  
**£400,000**

**Freehold**

2x  1x  1x 

**Marsh Road, Halling,  
Rochester, Kent, ME2**

**OVER 60?**

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

*Wards*  
Helping you move forwards





## Main features

- What a position for this splendid home to sit in - it's perfect
- Quiet and peaceful spot within walking distance of the river too
- Fantastic size rooms throughout
- With ample parking plus the convenience of a carport
- Lots of opportunity to move in and create your dream home

## Accommodation

### GROUND FLOOR

Entrance Porch

Hallway

Lounge/Diner: 22'8 x 15'3 maximum (6.91m x 4.65m)

Kitchen: 10'10 x 10'3 (3.30m x 3.13m)

Conservatory: 11'5 x 8'10 (3.48m x 2.69m)

Bedroom 1: 13'11 into fitted wardrobes x 10'3 (4.24m x 3.13m)

Bedroom 2: 11'10 into fitted wardrobes x 10'10 (3.61m x 3.30m)

Bathroom

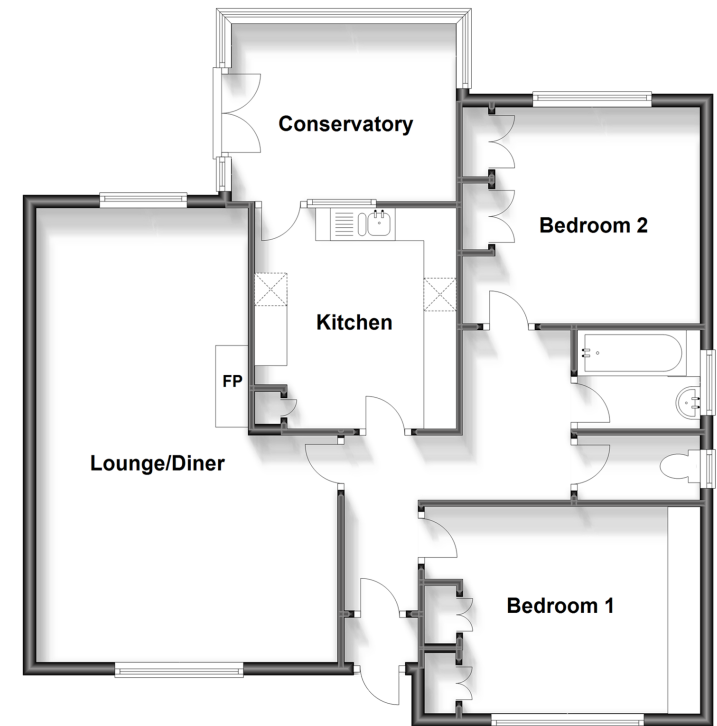
Separate Toilet

### OUTSIDE

Front and Rear Gardens

Carport and Driveway

**Ground Floor**  
Approx. 90.2 sq. metres (971.1 sq. feet)



**Call Snodland - 01634 245055 ■ [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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