



**Price**  
**£525,000**

**Freehold**

3x  2x  1x 

**The Timbers, Halling,  
Rochester, Kent, ME2**

**OVER 60?**

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

*Wards*  
Helping you move forwards



## Main features

- Immaculate family home located on the sought after St Andrews Park
- Impressive kitchen/diner - perfect for entertaining
- Ample parking to the front - it's a real beauty to come home to
- Fantastic size bedrooms throughout
- Beautiful bathroom, en-suite shower room and cloakroom

## Accommodation

### GROUND FLOOR

Entrance Hall

Lounge: 15'9 x 9'10 (4.80m x 3.00m)

Kitchen/Diner: 21'7 x 11'3 (6.58m x 3.43m)

Utility Room: 6'11 x 5'10 (2.11m x 1.78m)

Cloakroom

### FIRST FLOOR

Landing

Bedroom 1: 13'3 x 11'1 (4.04m x 3.38m)

En-Suite Shower Room

Bedroom 2: 12'3 x 11'5 (3.74m x 3.48m)

Walk in Wardrobe: 10'2 x 4'0 (3.10m x 1.22m)

Bedroom 3: 11'6 x 10'1 (3.51m x 3.08m)

Bathroom

### OUTSIDE

Front and Rear Gardens

Garage and Driveway

**Ground Floor**  
Approx. 70.4 sq. metres (758.0 sq. feet)



**First Floor**  
Approx. 57.6 sq. metres (620.5 sq. feet)



**Call Snodland - 01634 245055 ■ [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.



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