



Guide Price
£700,000

Freehold

5x  3x  3x 

**Lillymonte Drive,
Rochester, Kent, ME1**

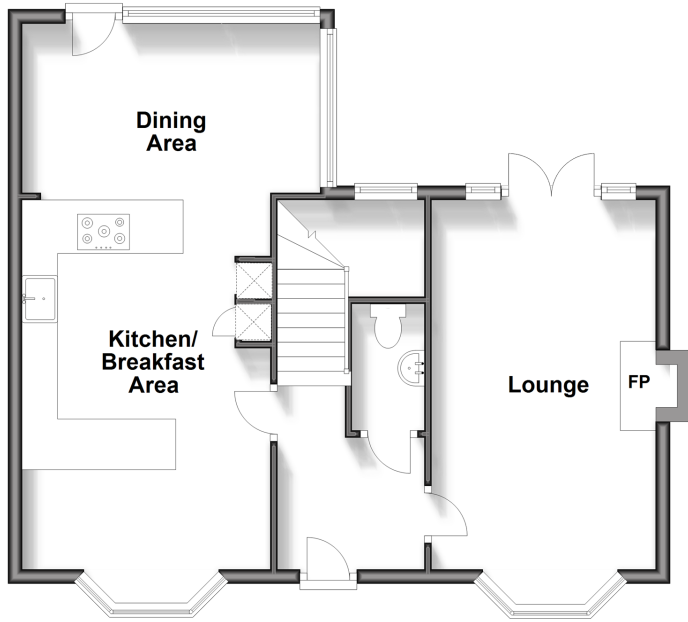
OVER 60?

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

Wards
Helping you move forwards

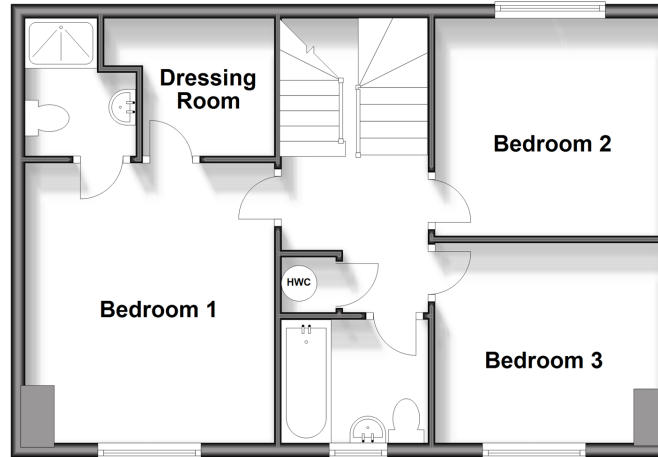
Ground Floor

Approx. 57.0 sq. metres (613.5 sq. feet)



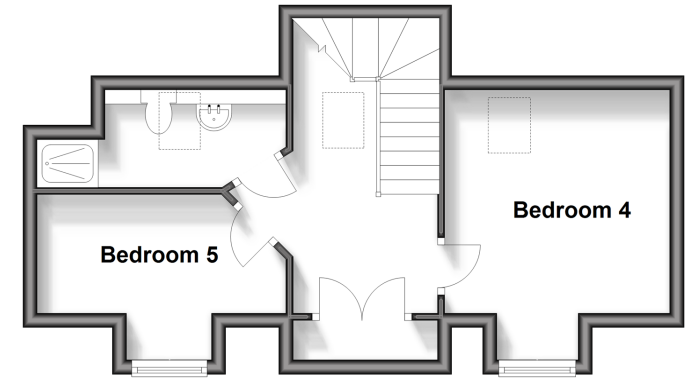
First Floor

Approx. 53.0 sq. metres (570.2 sq. feet)



Second Floor

Approx. 32.1 sq. metres (345.5 sq. feet)



Accommodation

GROUND FLOOR

Entrance Hall
Cloakroom: 5'10 x 3'4 (1.78m x 1.02m)
Lounge: 20'0 x 11'2 (6.10m x 3.41m)
Kitchen/Breakfast Area: 15'10 x 11'3 (4.83m x 3.43m)
Dining Area: 13'8 x 7'6 (4.17m x 2.29m)

FIRST FLOOR

Landing
Bedroom 1: 12'7 x 11'3 (3.84m x 3.43m)
En-suite Shower Room: 6'5 x 5'0 (1.96m x 1.53m)
Dressing Room: 7'2 x 6'5 (2.19m x 1.96m)
Bedroom 2: 10'3 x 9'10 (3.13m x 3.00m)
Bedroom 3: 10'3 x 9'2 (3.13m x 2.80m)
Bathroom: 6'0 5 x 6'0 (1.83m x 1.83m)

SECOND FLOOR

Landing
Bedroom 4: 12'9 x 10'5 (3.89m x 3.18m)
Bedroom 5: 11'5 x 7'6 (3.48m x 2.29m)
Shower Room: 11'6 x 4'8 (3.51m x 1.42m)

OUTSIDE

Front and Rear Garden
Garage and Off-road Parking



Main features

- Rarely available executive home in a modern development
- Located in a peaceful sought after cul-de-sac position
- Garage and off-road parking
- Catchment area for top performing schools
- Offered with no forward chain



Nearest Schools

Primary Schools: St Margaret's at Troy Town CofE Voluntary Controlled Primary 0.4 miles

Secondary Schools: Sir Joseph Williamson's Mathematical School 0.9 miles



Transport Information

Train Stations: Chatham 1.6 miles, Strood 1.8 miles, Rochester 1.3 miles



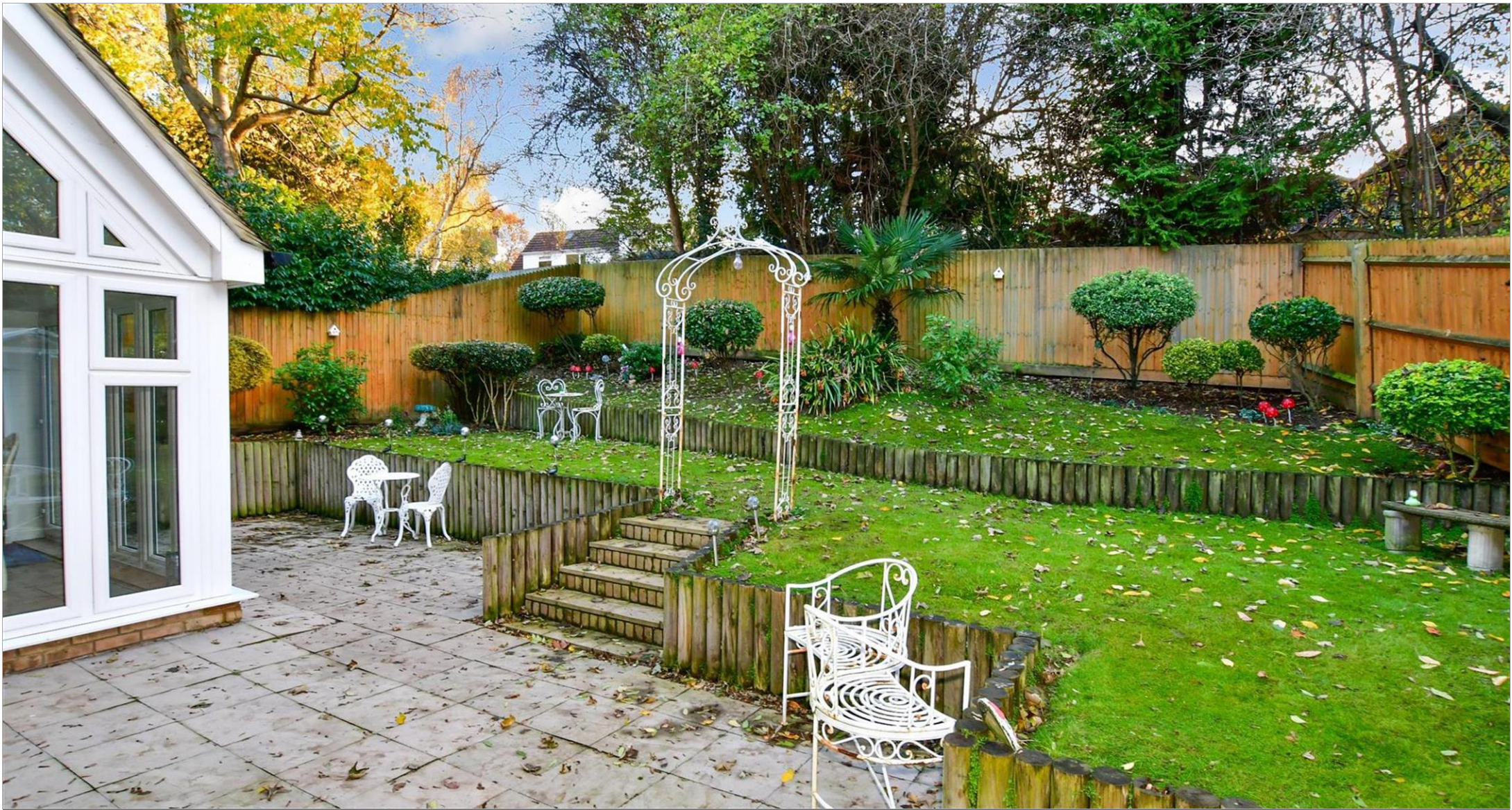
Address

Lillymonte Drive, Rochester, Kent, ME1



Directions

For directions to this property please contact us.



Wards
Helping you move forwards

Call Rochester Branch 01634 830925 ■ 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.



EPC RATING
CURRENT: C(78) POTENTIAL: B(85)

11529556/20240410/DP/AB