



**Price**  
**£325,000**

**Freehold**

3x  1x  1x 

**Warren Wood Road,  
Rochester, Kent, ME1**

**OVER 60?**

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

*Wards*  
Helping you move forwards



## Main features

- Perfect for first time buyers looking to get on the property ladder
- Open-plan living with a dual fuel burner
- Handy loft room with Velux windows
- Sought after location
- Double garage and off-road parking

## Accommodation

### GROUND FLOOR

Kitchen/Diner: 16'1 x 12'10 (4.91m x 3.91m)

Utility Room: 9'6 x 6'4 (2.90m x 1.93m)

Lounge: 16'1 x 15'3 (4.91m x 4.65m)

Conservatory: 15'11 x 8'3 (4.85m x 2.52m)

### FIRST FLOOR

Landing

Bedroom 1: 15'7 x 9'5 (4.75m x 2.87m)

Bedroom 2: 10'8 x 9'4 (3.25m x 2.85m)

Bedroom 3: 11'1 x 6'1 (3.38m x 1.86m)

Shower Room: 6'1 x 5'3 (1.86m x 1.60m)

### OUTSIDE

Front and Rear Garden

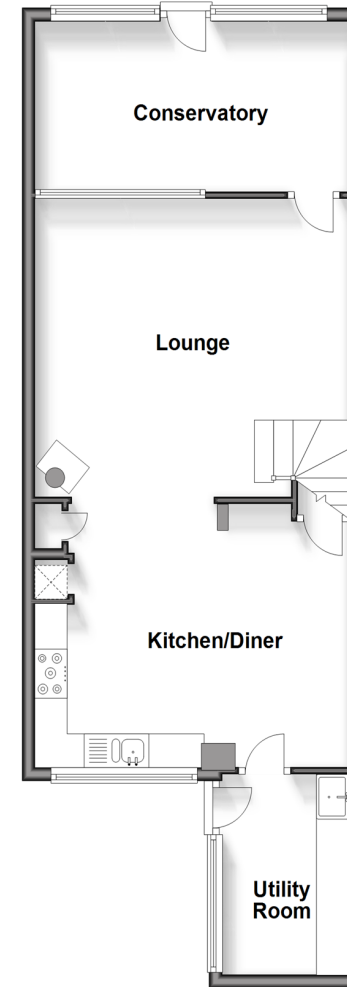
Double Garage

Off-Road Parking

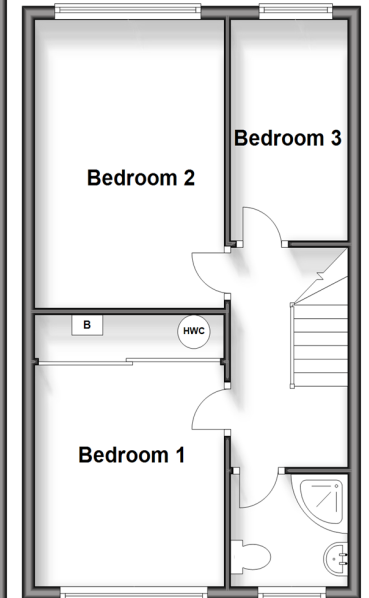
**Call Rochester - 01634 830925 ■ [wardsofkennt.co.uk](http://wardsofkennt.co.uk)**

- 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.

**Ground Floor**  
Approx. 59.8 sq. metres (643.4 sq. feet)



**First Floor**  
Approx. 40.8 sq. metres (439.7 sq. feet)



11528375/20241009/SN/AB