



**Price**  
**£600,000**

**Freehold**

4x  2x  2x 

**Bedgebury Close,  
Rochester, Kent, ME1**

**OVER 60?**

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

*Wards*  
Helping you move forwards





## Main features

- Stunning family home with ground floor rear extension
- Popular residential area
- Separate study ideal for home working
- En-suite to bedroom 1, family bathroom and downstairs cloakroom
- Catchment area for top performing schools

## Accommodation

### GROUND FLOOR

Hallway  
 Lounge: 17'10 x 11'4 (5.44m x 3.46m)  
 Study: 8'3 x 7'2 (2.52m x 2.19m)  
 Kitchen/Diner: 24'0 x 20'0 (7.32m x 6.10m)  
 Cloakroom  
 Utility Room

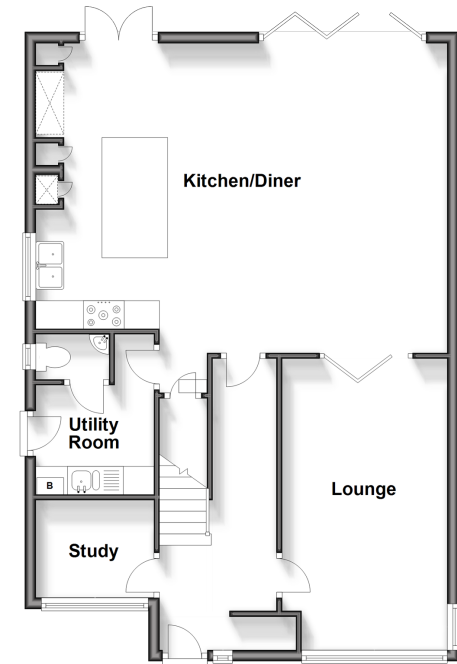
### FIRST FLOOR

Landing  
 Bedroom 1: 15'8 x 13'10 (4.78m x 4.22m)  
 En-Suite Shower Room  
 Bedroom 2: 11'0 x 8'8 (3.36m x 2.64m)  
 Bedroom 3: 10'7 x 8'0 (3.23m x 2.44m)  
 Bedroom 4: 8'4 x 8'2 (2.54m x 2.49m)  
 Bathroom

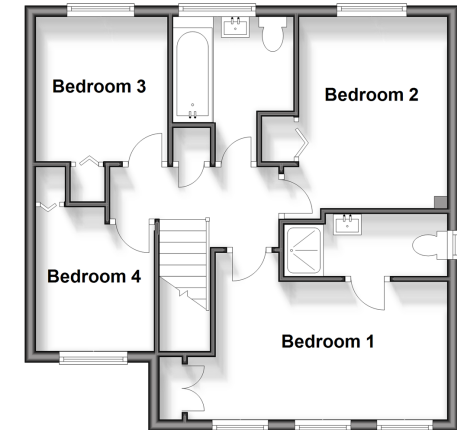
### OUTSIDE

Off-Road Parking  
 Rear Garden

**Ground Floor**  
 Approx. 77.3 sq. metres (831.7 sq. feet)



**First Floor**  
 Approx. 50.0 sq. metres (538.0 sq. feet)



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



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