



**Price**  
**£500,000**

**Freehold**

4x  2x  2x 

**Friston Way, Rochester,  
Kent, ME1**

*Wards*  
Helping you move forwards





## Main features

- Quiet cul-de-sac position on a sought after road
- Perfect family home in the catchment area for top performing schools
- Converted garage creating a study
- Cloakroom, en-suite and family bathroom
- Sold chain free

## Accommodation

### GROUND FLOOR

#### Hallway

Cloakroom: 3'11 x 3'1 (1.19m x 0.94m)

Kitchen: 10'4 x 8'8 (3.15m x 2.64m)

Dining Area: 15'8 x 12'2 (4.78m x 3.71m)

Utility Room: 7'10 x 6'4 (2.39m x 1.93m)

Lounge: 14'6 x 11'8 (4.42m x 3.56m)

Study: 10'4 x 7'5 (3.15m x 2.26m)

Conservatory: 10'6 x 8'4 (3.20m x 2.54m)

### FIRST FLOOR

#### Landing

Bedroom 1: 11'9 x 11'1 (3.58m x 3.38m)

En-Suite Shower Room: 8'6 x 3'2 (2.59m x 0.97m)

Bedroom 2: 11'11 x 8'6 (3.63m x 2.59m)

Bedroom 3: 9'3 x 9'1 (2.82m x 2.77m)

Bedroom 4: 9'9 x 7'7 (2.97m x 2.31m)

Bathroom: 6'3 x 5'7 (1.91m x 1.70m)

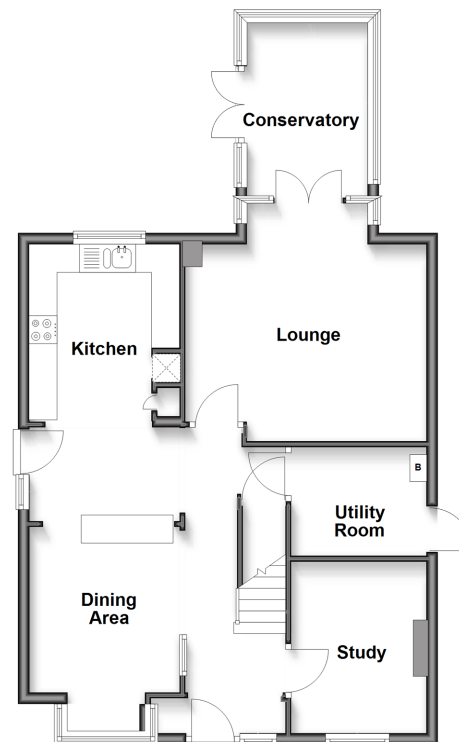
### OUTSIDE

Off-Road Parking

Rear Garden

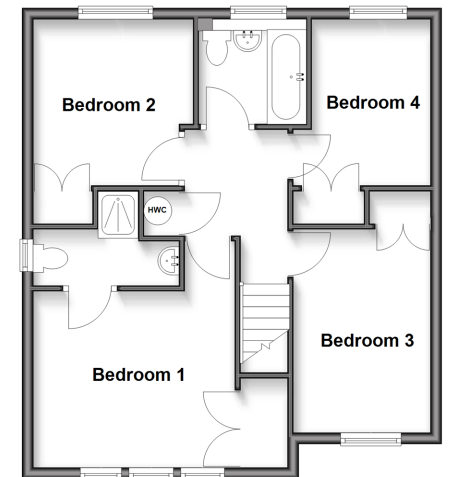
### Ground Floor

Approx. 69.0 sq. metres (742.6 sq. feet)



### First Floor

Approx. 54.9 sq. metres (591.1 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



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