



**OVER 60?**  
Secure this property  
for up to **59% less!**

**Guide Price**  
**£300,000**

**Freehold**

3x 1x 3x

**Haig Avenue, Rochester,  
Kent, ME1**

*Wards*  
Helping you move forwards



## Main features

- Double storey rear extension creating lots of additional space
- Located on a popular residential road
- Handy loft room
- Off-Road parking
- Close to the historic High Street and high speed station

## Accommodation

### GROUND FLOOR

Hallway  
 Cloakroom: 4'1 x 3'1 (1.25m x 0.94m)  
 Lounge: 14'5 x 11'7 (4.40m x 3.53m)  
 Dining Area: 13'3 x 7'2 (4.04m x 2.19m)  
 Sitting Area: 15'6 x 8'2 (4.73m x 2.49m)  
 Kitchen: 10'2 x 6'10 (3.10m x 2.08m)  
 Conservatory: 16'6 x 13'8 (5.03m x 4.17m)

### FIRST FLOOR

Landing  
 Bedroom 1: 13'6 x 11'6 (4.12m x 3.51m)  
 Bedroom 2: 13'8 x 7'0 (4.17m x 2.14m)  
 Bedroom 3: 10'2 x 7'3 (3.10m x 2.21m)  
 Bathroom: 7'9 x 7'0 (2.36m x 2.14m)

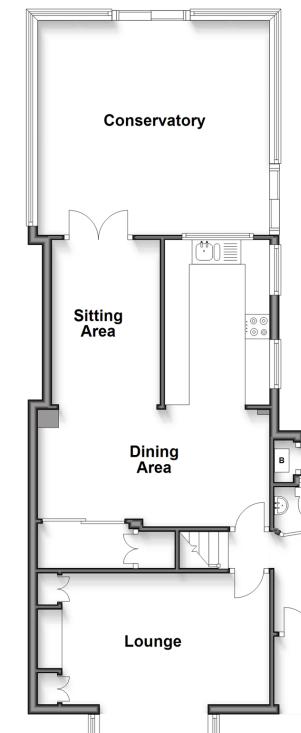
### SECOND FLOOR

Loft Room: 10'9 x 10'1 (3.28m x 3.08m)

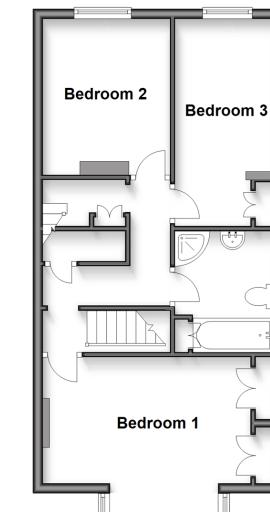
### OUTSIDE

Off-Road Parking  
 Rear Garden

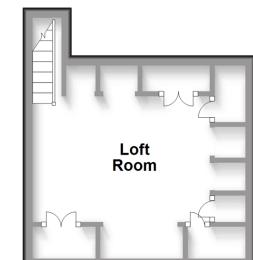
**Ground Floor**  
 Approx. 69.6 sq. metres (749.0 sq. feet)



**First Floor**  
 Approx. 45.8 sq. metres (493.1 sq. feet)



**Second Floor**  
 Approx. 17.7 sq. metres (190.6 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  
 ■ Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 50% less, by purchasing a Lifetime Lease

■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale

