



**Guide Price**  
**£335,000**

**Freehold**

2x  1x  2x 

**Elm Tree Cottages, The  
Street, Upper Stoke,  
Rochester, Kent, ME3**

**OVER 60?**

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



Virtual Reality Tour available

*Wards*  
Helping you move forwards



## Main features

- Beautifully presented period cottage in a quiet hamlet
- Stunning contemporary kitchen extension
- Large garden with summer house/bar
- Driveway to side, garage/workshop
- Planning permission for extension to side and loft conversion

## Accommodation

### GROUND FLOOR

- Lounge : 12'0 x 11'1 (3.66m x 3.38m)
- Dining Area: 12'1 x 11'1 (3.69m x 3.38m)
- Kitchen/Breakfast Area: 14'3 x 12'0 (4.35m x 3.66m)
- Bathroom : 8'0 x 5'8 (2.44m x 1.73m)

### FIRST FLOOR

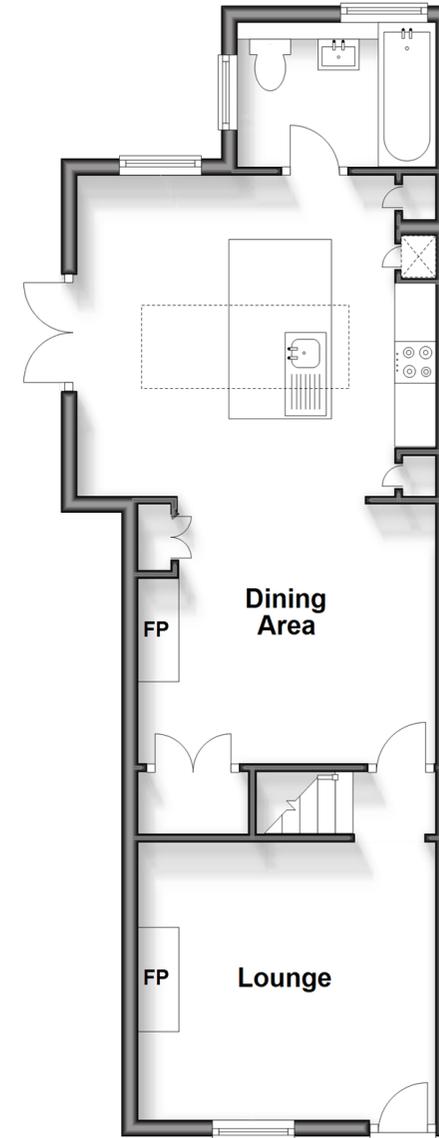
- Landing
- Bedroom 1: 12'4 x 11'1 (3.76m x 3.38m)
- Bedroom 2 : 12'0 x 11'0 (3.66m x 3.36m)

### OUTSIDE

- Driveway
- Rear Garden
- Summer House
- Garage/Workshop

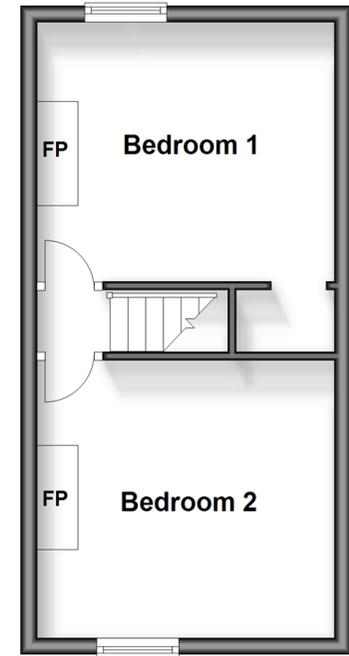
## Ground Floor

Approx. 48.5 sq. metres (521.6 sq. feet)



## First Floor

Approx. 26.8 sq. metres (288.9 sq. feet)



**Call Strood - 01634 716597 ■ [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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