



Price
£475,000

Freehold

4x  2x  2x 

**Briar Lane, Hoo,
Rochester, Kent, ME3**

OVER 60?

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

Wards
Helping you move forwards



Main features

- Popular village location
- Stunning views of open fields
- Garage and driveway
- Semi-rural living yet only a short drive from the town where you will find amenities and top performing schools
- Beautifully designed with excellent living space

Accommodation

GROUND FLOOR

- Entrance Hall
- Cloakroom
- Lounge/Diner: 19'11 x 11'11 (6.07m x 3.63m)
- Kitchen/Breakfast Room: 18'6 x 9'5 (5.64m x 2.87m)
- Play Room: 9'11 x 9'10 (3.02m x 3.00m)

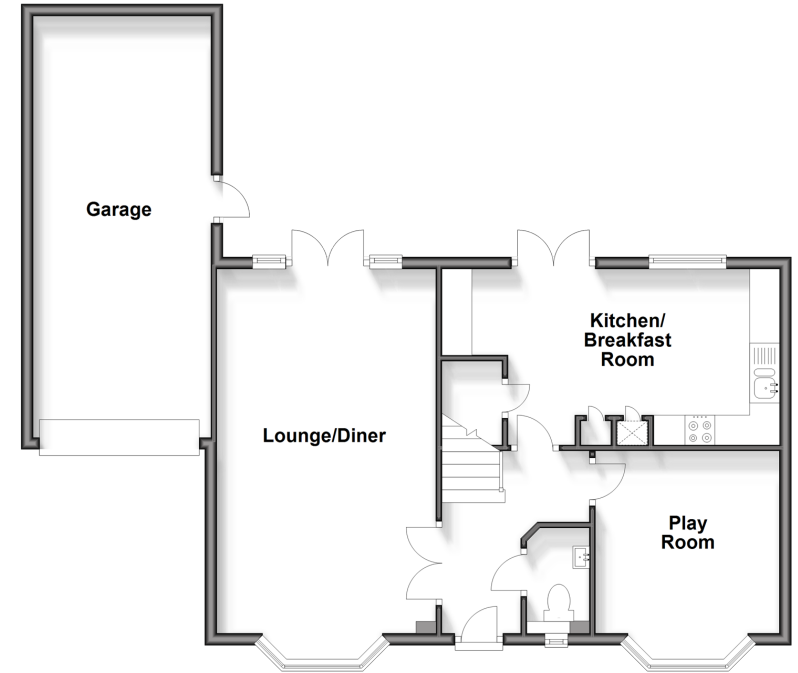
FIRST FLOOR

- Landing
- Bedroom 1: 12'2 x 11'11 (3.71m x 3.63m)
- En-Suite Shower Room : 7'5 x 4'7 (2.26m x 1.40m)
- Bedroom 2: 12'0 x 9'11 (3.66m x 3.02m)
- Bedroom 3: 10'11 x 9'9 (3.33m x 2.97m)
- Bedroom 4: 8'10 x 7'9 (2.69m x 2.36m)
- Bathroom : 6'10 x 6'3 (2.08m x 1.91m)

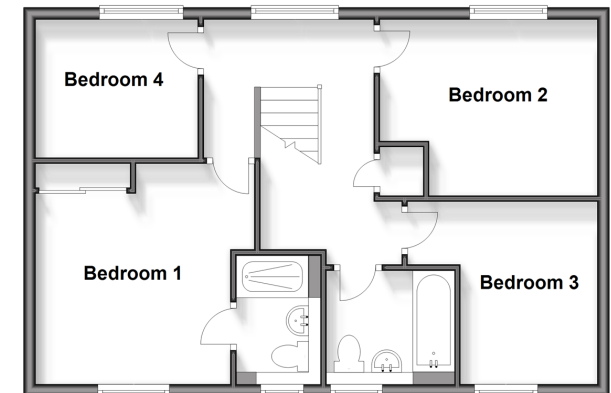
OUTSIDE

- Front Garden
- Rear Garden
- Driveway
- Garage

Ground Floor
Approx. 79.1 sq. metres (851.6 sq. feet)



First Floor
Approx. 57.4 sq. metres (617.4 sq. feet)



Call Strood - 01634 716597 ■ 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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