



**OVER 60?**

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

**Price**  
**£450,000**

**Freehold**

4x  1x  1x 

**Englefield Crescent,  
Cliffe Woods,  
Rochester, Kent, ME3**

*Wards*  
Helping you move forwards



## Main features

- Great family home in a desirable village location
- Close to an 'Outstanding' primary school and the open countryside
- Driveway and garage
- Excellent transport links to access the A2/M2 and the mainline railway stations at Higham and Strood
- 4 double bedrooms and the possibility to extend, subject to the necessary planning permission being obtained

## Accommodation

### GROUND FLOOR

Entrance Hall  
Cloakroom  
Kitchen: 9'2 x 8'8 (2.80m x 2.64m)  
Lounge/Diner : 25'4 x 10'11 (7.73m x 3.33m)

### FIRST FLOOR

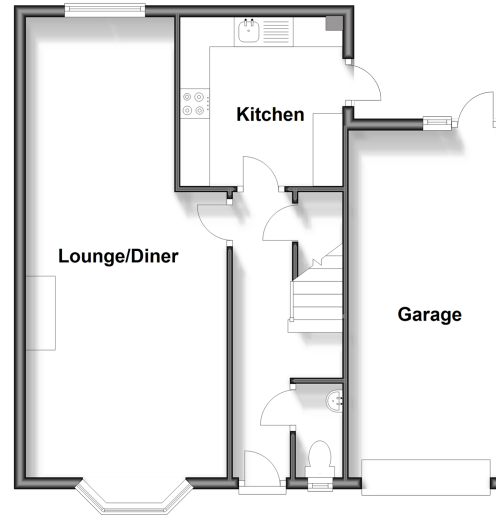
Landing  
Bedroom 1 : 13'3 x 9'10 (4.04m x 3.00m)  
Bedroom 2: 11'11 x 11'0 (3.63m x 3.36m)  
Bedroom 3: 11'6 x 8'5 (3.51m x 2.57m)  
Bedroom 4: 10'3 x 7'4 (3.13m x 2.24m)  
Bathroom : 7'2 x 5'2 (2.19m x 1.58m)

### OUTSIDE

Driveway  
Garage  
Front Garden  
Rear Garden

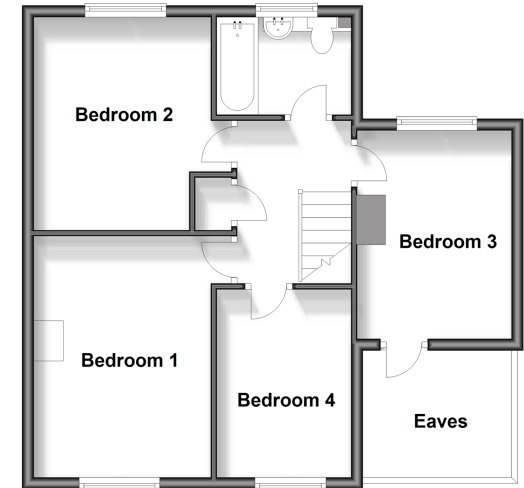
### Ground Floor

Approx. 57.8 sq. metres (622.1 sq. feet)



### First Floor

Approx. 51.3 sq. metres (552.2 sq. feet)



Call Strood - 01634 716597 ■ [wardsof Kent.co.uk](http://wardsof Kent.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 59% less, by purchasing a Lifetime Lease.

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



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