



OVER 60?

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

Guide Price
£500,000

Freehold

3x  1x  2x 

**The Shades, Strood,
Rochester, Kent, ME2**

Wards
Helping you move forwards



Main features

- **3 double bedroom detached home in a desirable location**
- **No onward chain so move in as quickly as you want**
- **Lounge and dining area, handy downstairs cloakroom**
- **Large mature rear garden**
- **Potential to extend, subject to the necessary planning permission being obtained**
- **18' garage, driveway for several cars**
- **Within half a mile of the A2/M2, close to schools and town centre**
- **Historic town of Rochester within 2 miles**

Accommodation

GROUND FLOOR

Entrance Hall
 Cloakroom
 Dining Area: 11'0 x 10'9 (3.36m x 3.28m)
 Lounge : 16'0 x 12'0 (4.88m x 3.66m)
 Kitchen : 11'6 x 10'0 (3.51m x 3.05m)

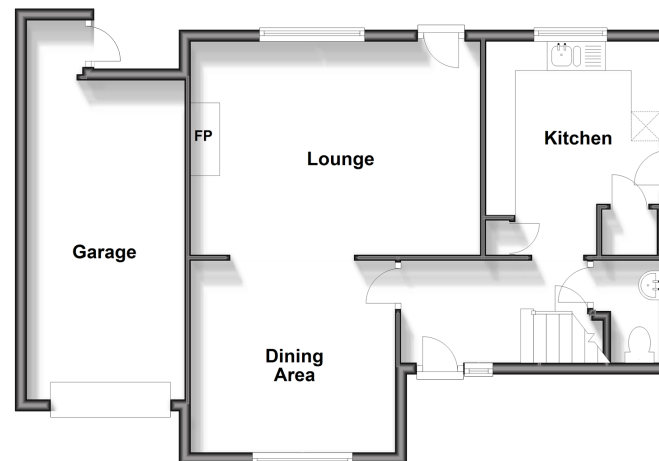
FIRST FLOOR

Landing
 Bedroom 1: 12'1 x 11'8 (3.69m x 3.56m)
 Bedroom 2 : 11'0 x 10'6 (3.36m x 3.20m)
 Bedroom 3: 9'0 x 8'0 (2.75m x 2.44m)
 Bathroom : 11'6 x 6'2 (3.51m x 1.88m)

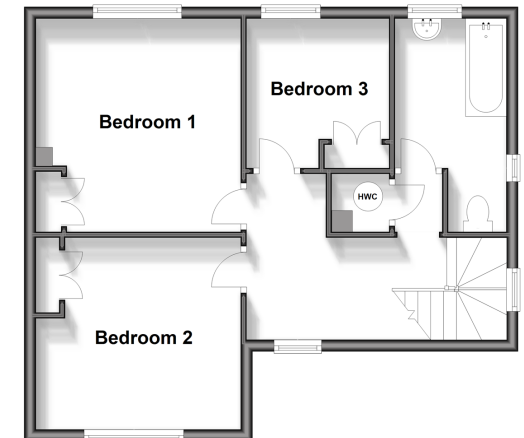
OUTSIDE

Driveway
 Garage
 Rear Garden

Ground Floor
 Approx. 66.1 sq. metres (711.7 sq. feet)



First Floor
 Approx. 49.8 sq. metres (535.7 sq. feet)



Call Strood - 01634 716597 ■ wardsof Kent.co.uk

- If buying to let, the energy rating will need to be improved to at least 'E' rating before you can let the property
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale

- 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.



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