



Guide Price
£425,000

Freehold

4x  1x  2x 

**Avery Way, Allhallows,
Rochester, Kent, ME3**

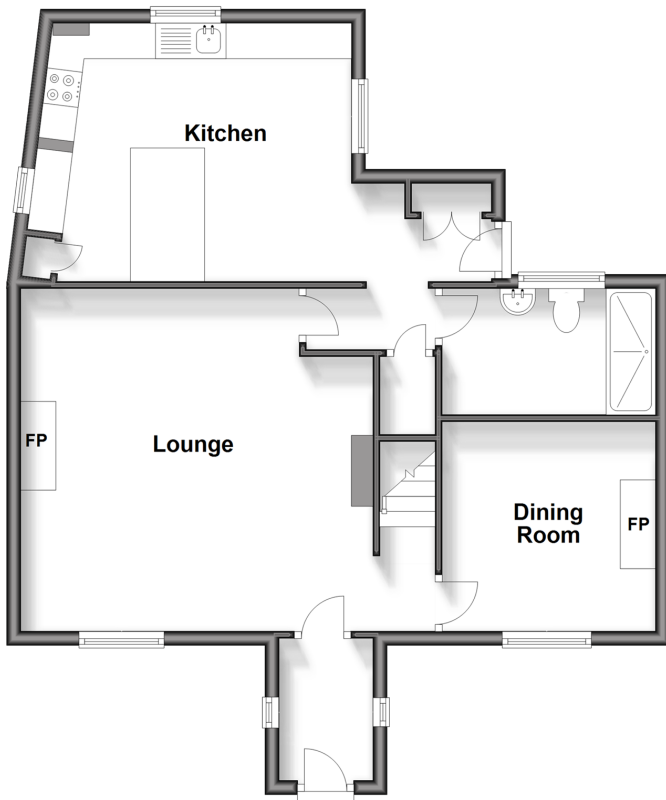
OVER 60?

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

Wards
Helping you move forwards

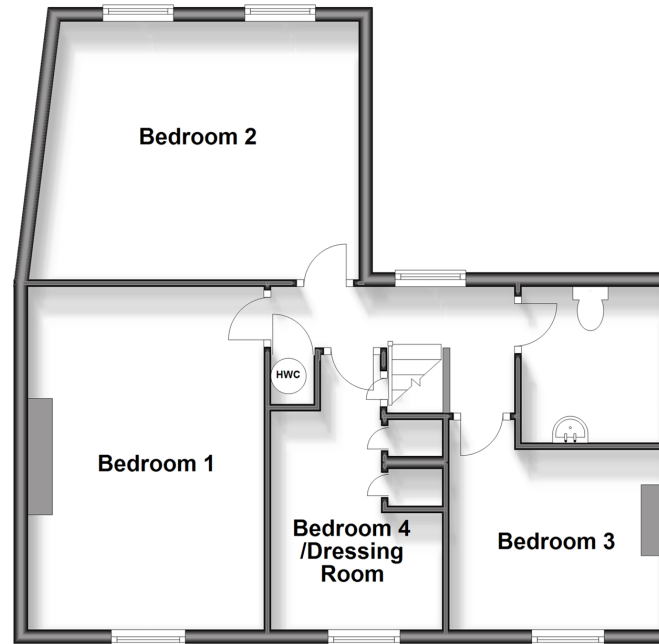
Split Level Ground Floor

Approx. 65.8 sq. metres (708.5 sq. feet)



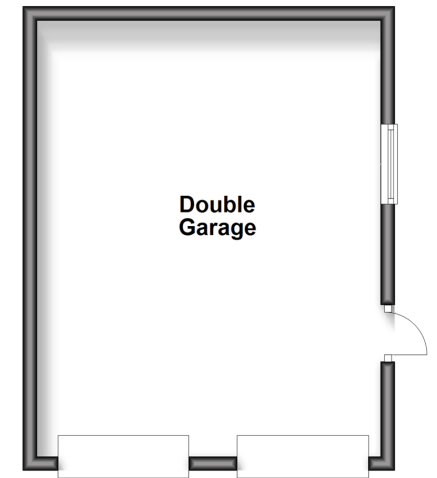
Split Level First Floor

Approx. 60.1 sq. metres (646.8 sq. feet)



Outbuilding

Approx. 29.9 sq. metres (321.7 sq. feet)



Accommodation

SPLIT LEVEL GROUND FLOOR

Porch
Lounge: 16'5 x 15'9 (5.01m x 4.80m)
Dining Room: 9'10 x 9'6 (3.00m x 2.90m)
Kitchen: 15'7 x 12'1 (4.75m x 3.69m)
Shower Room: 9'10 x 5'9 (3.00m x 1.75m)

SPLIT LEVEL FIRST FLOOR

Landing
Bedroom 1: 16'1 x 9'8 (4.91m x 2.95m)
Bedroom 2: 15'4 x 12'2 (4.68m x 3.71m)
Bedroom 3: 11'8 x 9'8 (3.56m x 2.95m)
Bedroom 4/Dressing Room : 13'0 x 9'3 (3.97m x 2.82m)
Cloakroom

OUTBUILDING

Double Garage: 20'1 x 16'4 (6.13m x 4.98m)

OUTSIDE

Driveway
Front Garden
Rear Garden



Main features

- Beautiful period features with beams and fireplaces
- Highly energy efficient with solar panels generating up to 3000 kwh
- Countryside and seaside walks close by
- Close to good local schools and amenities
- Private enclosed garden, parking for several cars and a double garage
- Electric charging point for car



Nearest Schools

Primary Schools: Allhallows Primary 0.3 miles, Stoke Community School 1.6 miles

Secondary Schools: The Hundred of Hoo Comprehensive School 7.5 miles



Transport Information

Train Stations: Higham 8.7 miles, Strood 9.6 miles



Address

Avery Way, Allhallows, Rochester, Kent, ME3



Directions

For directions to this property please contact us.



Wards
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Call Strood Branch 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.

EPC RATING

CURRENT: D(64) POTENTIAL: A(100)

11845000/20240709/DV/JC