



Price
£550,000

Freehold

4x  2x  3x 

**Balls Cottages, Main
Road, Chattenden,
Rochester, Kent, ME3**

OVER 60?

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

Wards
Helping you move forwards



Main features

- Beautiful family home with double bedrooms
- Large driveway, double garage and a workshop/work from home space
- Modern design features throughout
- Superb location for local shops and transport links
- Quirky and traditional with character features throughout

Accommodation

GROUND FLOOR

- Entrance Hall
- Lounge : 22'0 x 12'1 (6.71m x 3.69m)
- Conservatory : 10'10 x 10'10 (3.30m x 3.30m)
- Dining Room : 14'0 x 13'0 (4.27m x 3.97m)
- Kitchen : 16'8 x 15'0 (5.08m x 4.58m)
- Shower Room : 13'9 x 7'1 (4.19m x 2.16m)

FIRST FLOOR

- Landing
- Bedroom 1: 14'4 x 11'6 (4.37m x 3.51m)
- Bedroom 2 : 14'5 x 11'4 (4.40m x 3.46m)
- Bedroom 3: 11'9 x 11'6 (3.58m x 3.51m)
- Bedroom 4: 14'5 x 8'8 (4.40m x 2.64m)
- Bathroom : 10'9 x 7'0 (3.28m x 2.14m)

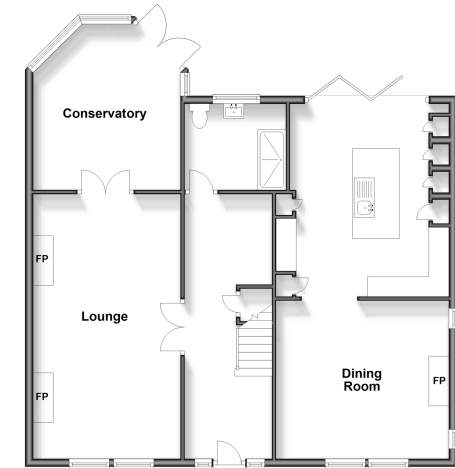
OUTBUILDING

- Double Garage
- Workshop

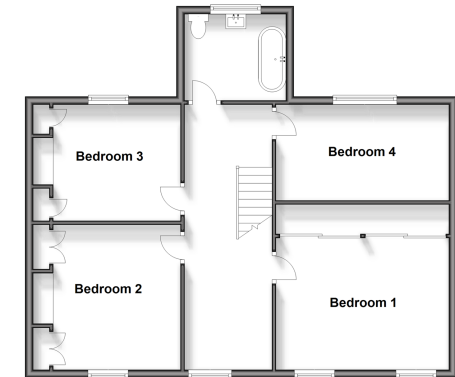
OUTSIDE

- Front Garden
- Rear Garden

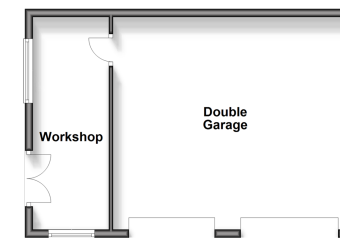
Ground Floor
Approx. 98.2 sq. metres (1056.6 sq. feet)



First Floor
Approx. 74.6 sq. metres (802.9 sq. feet)



Outbuilding
Approx. 41.7 sq. metres (449.2 sq. feet)



Call Strood - 01634 716597 ■ wardsof Kent.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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