



**Guide Price**  
**£475,000**

**Freehold**

4x  2x  2x 

**Brookmead Road, Cliffe  
Woods, Rochester, Kent,  
ME3**

**OVER 60?**

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

*Wards*  
Helping you move forwards

## Accommodation

### GROUND FLOOR

Entrance Hall

Lounge : 25'4 (7.73m) narrowing to 11'1 (3.38m) x 8'3 (2.52m)

Kitchen/Breakfast Room : 19'9 (6.02m) x 8'6 (2.59m) narrowing to 8'2 (2.49m)

Dining Room : 15'4 x 9'5 (4.68m x 2.87m)

Utility Room: 8'6 x 6'2 (2.59m x 1.88m)

Cloakroom

### FIRST FLOOR

Landing

Bedroom 1 : 25'5 x 8'10 (7.75m x 2.69m)

En-Suite Shower Room: 9'0 x 5'6 (2.75m x 1.68m)

Bedroom 2 : 10'3 x 9'10 (3.13m x 3.00m)

Bedroom 3 : 13'1 x 10'1 (3.99m x 3.08m)

Bedroom 4 : 10'1 x 7'1 (3.08m x 2.16m)

Bathroom : 10'2 x 7'0 (3.10m x 2.14m)

### OUTSIDE

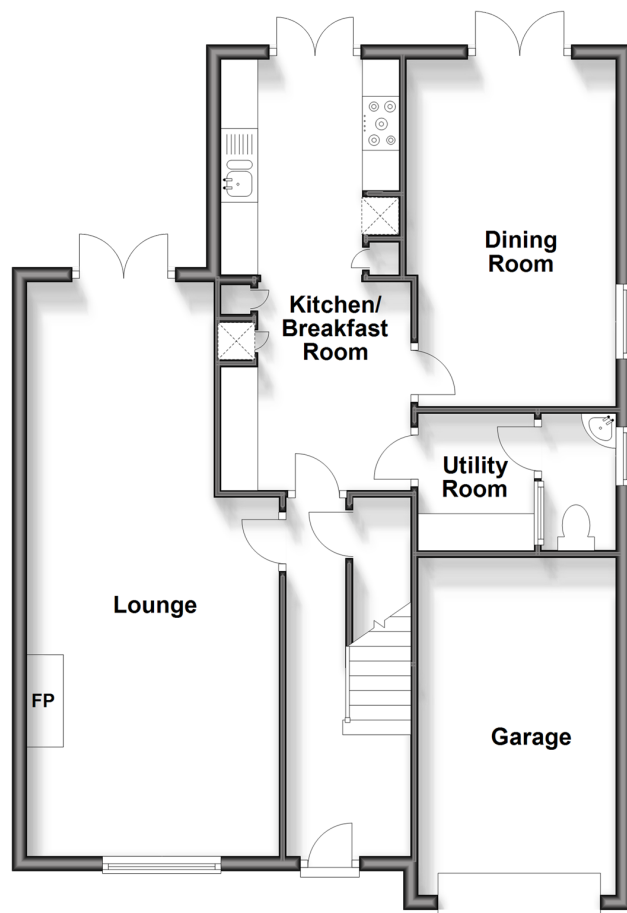
Driveway

Garage

Rear Garden

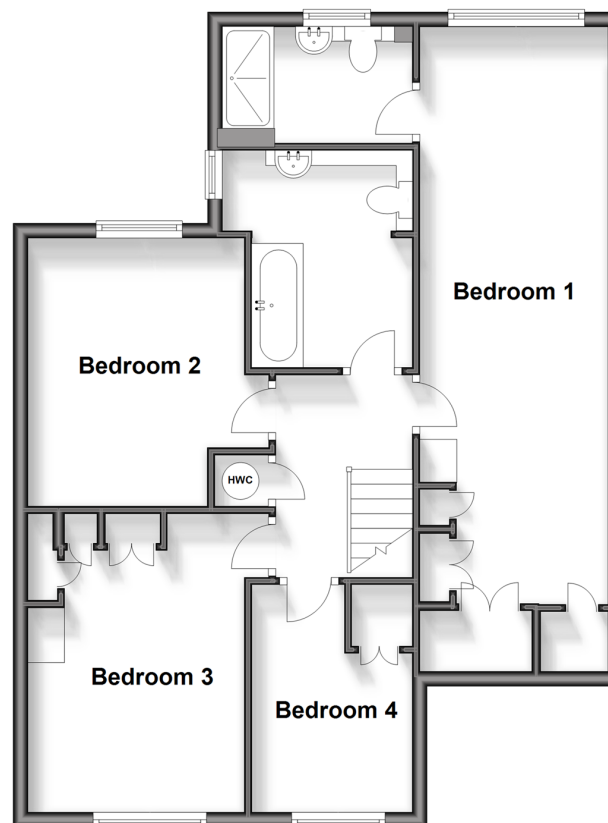
### Ground Floor

Approx. 79.9 sq. metres (859.9 sq. feet)



### First Floor

Approx. 71.2 sq. metres (766.3 sq. feet)





## Main features

- A great opportunity to purchase an extended family home
- Highly desirable village location
- Garage, driveway and a mature rear garden
- Fantastic views over countryside and River Thames
- Shops, school and doctors within quarter of a mile



### Nearest Schools

Primary Schools: Cliffe Woods Primary, English Martyrs' Catholic Primary, St Helen's C of E Primary, Cliffe  
Secondary Schools: Abbey Court Community Special School, Strood Academy, Hundred of Hoo Academy



### Transport Information

Train Stations: Higham 2.2 miles, Strood 3.6 miles, Rochester 4.2 miles



### Address

Brookmead Road, Cliffe Woods, Rochester, Kent, ME3



### Directions

For directions to this property please contact us.



**Wards**  
Helping you move forwards

Call Strood Branch 01634 716597 ■ [wardsofkent.co.uk](http://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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