



Guide Price
£550,000

Freehold

4x  2x  2x 

**Moat Lane, Lower
Upnor, Rochester, Kent,
ME2**

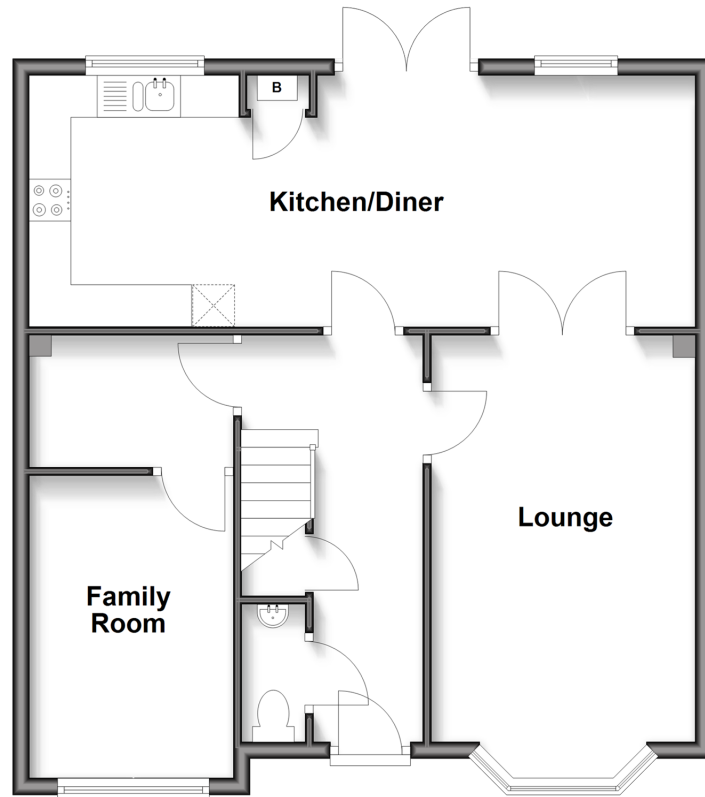
OVER 60?

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

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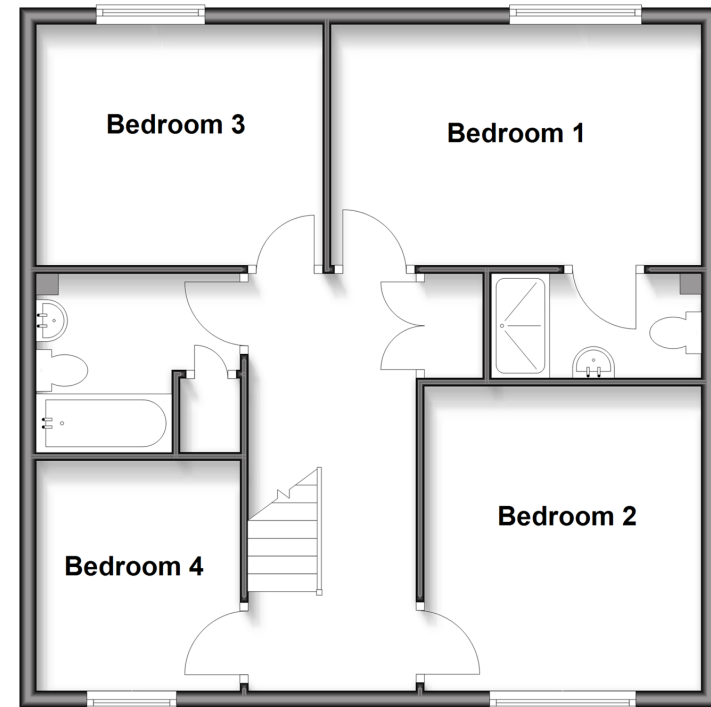
Ground Floor

Approx. 64.9 sq. metres (698.5 sq. feet)



First Floor

Approx. 63.6 sq. metres (684.3 sq. feet)



Accommodation

GROUND FLOOR

Entrance Hall
Cloakroom
Kitchen/Diner: 26'0 x 9'9 (7.93m x 2.97m)
Lounge: 16'0 x 10'4 (4.88m x 3.15m)
Family Room: 11'9 x 8'0 (3.58m x 2.44m)
Storage Room: 8'0 x 5'1 (2.44m x 1.55m)

FIRST FLOOR

Landing
Bedroom 1 : 14'4 x 10'0 (4.37m x 3.05m)
En-Suite Shower Room
Bedroom 2 : 11'8 x 10'10 (3.56m x 3.30m)
Bedroom 3 : 11'7 x 10'0 (3.53m x 3.05m)
Bedroom 4 : 8'7 x 8'3 (2.62m x 2.52m)
Bathroom: 7'0 x 5'6 (2.14m x 1.68m)

OUTSIDE

Driveway
Front Garden
Rear Garden



Main features

- Guide £550,000-£575,000
- location tucked away in a quiet cul-de-sac
- Converted garage providing family room/bedroom
- 26' open plan kitchen/diner overlooking the landscaped garden
- Driveway for at least 3 cars
- Open countryside, woodland walks.
- Desirable riverside village



Nearest Schools

Primary Schools: Wainscott Primary, Chattenden Primary
Secondary Schools: Hoo Academy, Strood Academy, Sir Joseph Williamson Mathematical School for Boys, The Rochester Grammar School for Girls



Transport Information

Train Stations: Strood 2.9 miles, Rochester 3.6 miles, Cuxton 3.8 miles



Address

Moat Lane, Lower Upnor, Rochester, Kent, ME2



Directions

For directions to this property please contact us.



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Call Strood Branch 01634 716597 ■ wardsofkent.co.uk



- The seller is a person connected with Wards as defined in the Estate Agents Act 1979
- 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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