



Guide Price
£400,000

Freehold

3x 1x 2x

**Benenden Road,
Wainscott, Rochester,
Kent, ME2**

Wards
Helping you move forwards



Main features

- **3 bedroom extended semi-detached house in the popular Wainscott location**
- **Modern kitchen and dining area**
- **Shared driveway and off road parking to front**
- **Located close to various primary schools and the Maritime Academy**
- **Ideally located for the Medway Tunnel along with the A2/M2**
- **Handy downstairs cloakroom**

Accommodation

GROUND FLOOR

Entrance Hall
Cloakroom
Lounge : 13'10 x 13'1 (4.22m x 3.99m)
Kitchen : 19'0 x 8'9 (5.80m x 2.67m)
Dining Area: 10'0 x 8'6 (3.05m x 2.59m)

FIRST FLOOR

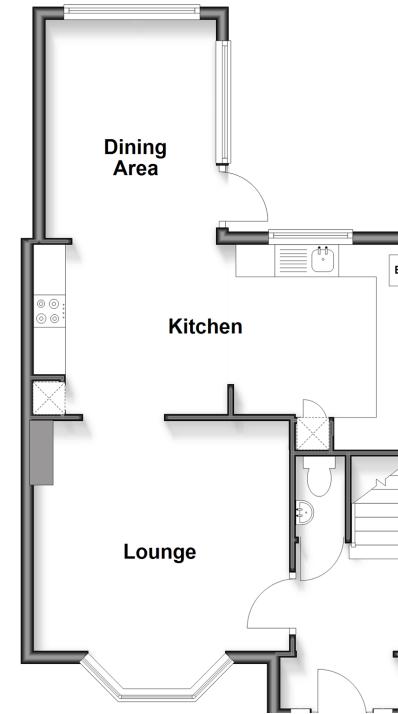
Landing
Bedroom 1 : 13'3 x 10'4 (4.04m x 3.15m)
Bedroom 2 : 10'10 x 9'2 (3.30m x 2.80m)
Bedroom 3 : 8'10 x 7'8 (2.69m x 2.34m)
Bathroom : 8'3 x 5'7 (2.52m x 1.70m)

OUTSIDE

Shared Driveway
Off Road Parking
Rear Garden

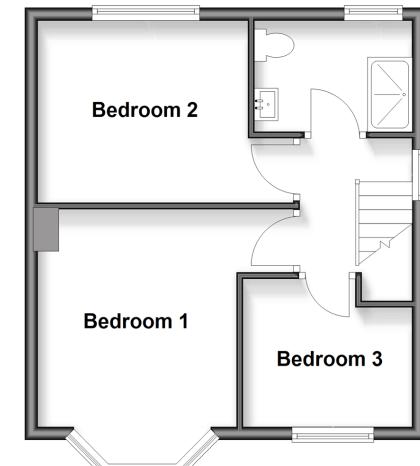
Ground Floor

Approx. 48.2 sq. metres (518.5 sq. feet)



First Floor

Approx. 37.1 sq. metres (399.6 sq. feet)



Call Strood - 01634 716597 ■ wardsofkent.co.uk

■ 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 50% less, by purchasing a Lifetime Lease.

■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale