



**OVER 60?**  
Secure this property  
for up to **59% less!**

**Price**

**£450,000**

**Freehold**

4x 2x 2x

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

*Wards*  
Helping you move forwards



## Main features

- **Extended 4 bedroom semi-detached house**
- **En-suite shower room**
- **Downstairs cloakroom**
- **Sought after village location and within walking distance to Cliffe Woods Primary School**
- **Garage and driveway for 3 cars with electric charging point**

## Accommodation

### GROUND FLOOR

Entrance Hall  
 Cloakroom  
 Lounge : 16'9 x 12'4 (5.11m x 3.76m)  
 Kitchen/Breakfast Room : 16'8 x 12'4 (5.08m x 3.76m)  
 Dining Room : 14'1 x 8'11 (4.30m x 2.72m)  
 Conservatory : 17'6 x 7'2 (5.34m x 2.19m)

### FIRST FLOOR

Landing  
 Bedroom 1 : 16'0 x 9'0 (4.88m x 2.75m)  
 En-Suite Shower Room : 8'11 x 5'5 (2.72m x 1.65m)  
 Bedroom 2 : 13'11 x 8'10 (4.24m x 2.69m)  
 Bedroom 3 : 10'8 x 9'2 (3.25m x 2.80m)  
 Bedroom 4 : 9'0 x 7'8 (2.75m x 2.34m)  
 Bathroom : 7'11 x 5'5 (2.41m x 1.65m)

### OUTBUILDING

Garage

### OUTSIDE

Driveway  
 Rear Garden



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