



**OVER 60?**

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

**Guide Price**

**£375,000**

**Freehold**

4x  2x  1x 

**Sarafand Grove, Strood,  
Rochester, Kent, ME2**

*Wards*  
Helping you move forwards





## Main features

- 4 double bedrooms house
- Allocated parking space
- Downstairs cloakroom and en-suite shower room
- Walking distance to Medway Valley Leisure Park for health club, restaurants and amenities
- Ideally located for transport links to the A2/M2

## Accommodation

### GROUND FLOOR

Entrance Hall  
Cloakroom  
Lounge : 15'1 x 10'10 (4.60m x 3.30m)  
Kitchen/Diner: 18'8 x 7'8 (5.69m x 2.34m)

### FIRST FLOOR

Landing  
Bedroom 3 : 15'2 x 10'11 (4.63m x 3.33m)  
Bedroom 4 : 15'1 x 11'5 (4.60m x 3.48m)  
Bathroom : 8'2 x 7'0 (2.49m x 2.14m)

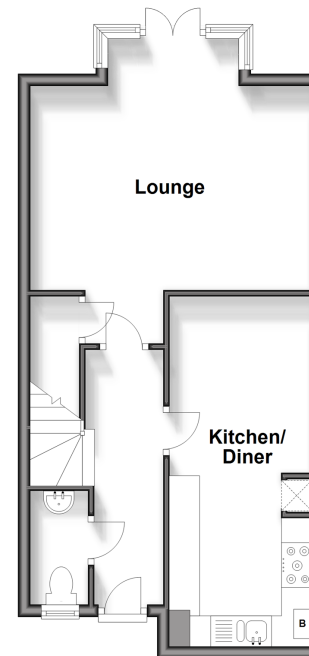
### SECOND FLOOR

Landing  
Bedroom 1 : 15'2 x 13'6 (4.63m x 4.12m)  
En-Suite Shower Room  
Bedroom 2 : 15'1 x 10'10 (4.60m x 3.30m)

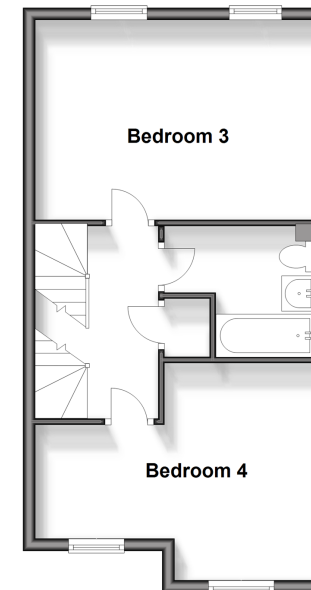
### OUTSIDE

Allocated Parking Space  
Front Garden  
Rear Garden

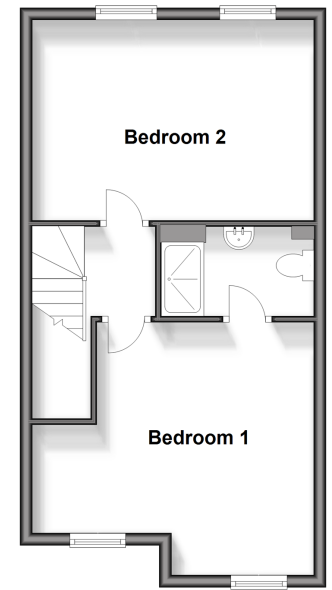
**Ground Floor**  
Approx. 42.5 sq. metres (457.3 sq. feet)



**First Floor**  
Approx. 40.8 sq. metres (439.5 sq. feet)



**Second Floor**  
Approx. 40.4 sq. metres (435.1 sq. feet)



**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 59% less, by purchasing a Lifetime Lease.

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



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