



**Guide Price**  
**£400,000**

**Freehold**

4x  1x  1x 

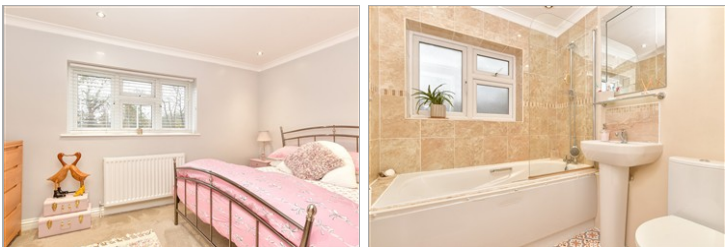
**Cookham Wood Road,  
Rochester, Kent, ME1**

**OVER 60?**

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

*Wards*  
Helping you move forwards





## Main features

- Large family home with garage and off-road parking
- Immaculately presented throughout
- Landscaped rear garden with established trees and shrubs
- Downstairs cloakroom
- Catchment area for top performing schools

## Accommodation

### GROUND FLOOR

Hallway

Cloakroom: 5'3 x 2'6 (1.60m x 0.76m)

Lounge: 16'11 x 11'0 (5.16m x 3.36m)

Kitchen/Diner: 28'1 x 9'8 (8.57m x 2.95m)

### FIRST FLOOR

Landing

Bedroom 1: 14'9 x 10'11 (4.50m x 3.33m)

Bedroom 2: 13'1 x 11'0 (3.99m x 3.36m)

Bedroom 3: 11'0 x 9'4 (3.36m x 2.85m)

Bedroom 4: 10'3 x 6'5 (3.13m x 1.96m)

Bathroom: 6'4 x 6'1 (1.93m x 1.86m)

### OUTSIDE

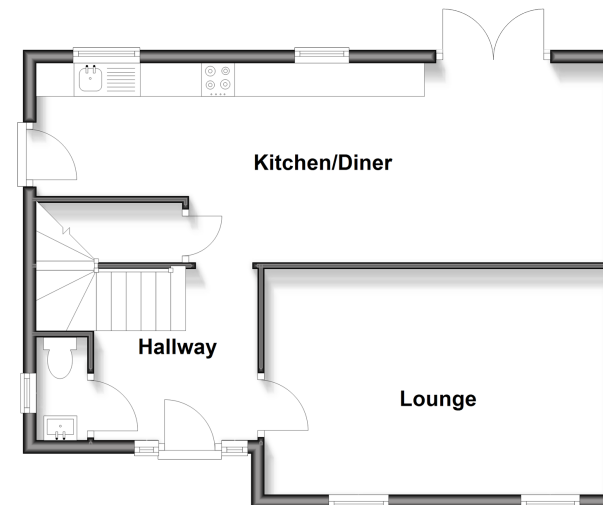
Front and Rear Garden

Garage

Off-Road Parking

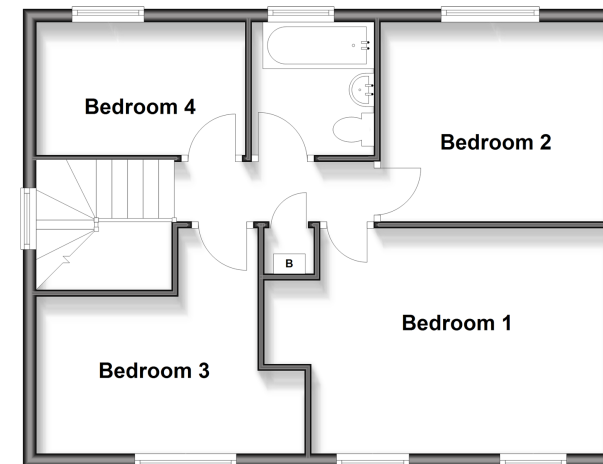
### Ground Floor

Approx. 53.0 sq. metres (570.6 sq. feet)



### First Floor

Approx. 55.8 sq. metres (600.8 sq. feet)



**Call Rochester - 01634 830925 ■ [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 50% less, by purchasing a Lifetime Lease



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