



**Guide Price**  
**£270,000**

**Freehold**

3x  1x  2x 

**Kent Road, Halling,  
Rochester, Kent, ME2**

**OVER 60?**

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

*Wards*  
Helping you move forwards





## Main features

- **Fantastic size home, perfect for entertaining and 3 separate bedrooms**
- **Amazing garden to enjoy in the warmer weather**
- **Pretty views to the front**
- **Lovely central village location close to amenities**
- **Excellent transport links nearby**

## Accommodation

### GROUND FLOOR

Lounge: 14'2 x 12'2 (4.32m x 3.71m)

Kitchen/Diner: 12'3 x 10'0 (3.74m x 3.05m)

Bathroom

### FIRST FLOOR

Landing

Bedroom 1: 12'5 x 12'2 (3.79m x 3.71m)

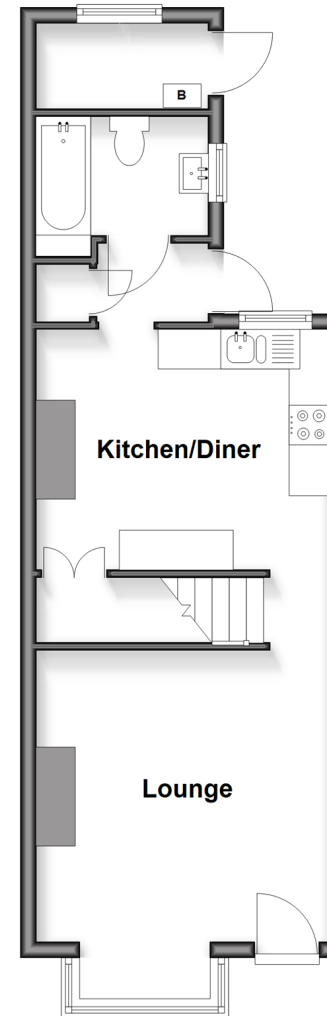
Bedroom 2: 10'2 x 7'0 (3.10m x 2.14m)

Bedroom 3: 8'9 x 7'1 (2.67m x 2.16m)

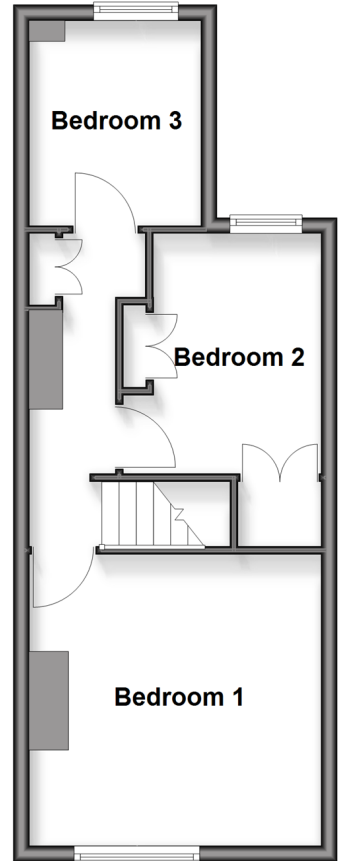
### OUTSIDE

Rear Garden

**Ground Floor**  
Approx. 37.6 sq. metres (405.2 sq. feet)



**First Floor**  
Approx. 34.5 sq. metres (371.1 sq. feet)



**Call Snodland - 01634 245055 ■ [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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