



**Guide Price**  
**£375,000**

**Freehold**

3x  1x  2x 

**Wall Close, Hoo,  
Rochester, Kent, ME3**

**OVER 60?**

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

*Wards*  
Helping you move forwards



## Main features

- Stunning extended 3 bedroom home with garage and driveway for 3 cars
- Modern kitchen, study, downstairs cloakroom and utility room
- 19' lounge/diner, sun room, air conditioning
- Close to bypass for the A2/M2
- Cul-de-sac position

## Accommodation

### GROUND FLOOR

Entrance Hall  
 Cloakroom  
 Study: 7'10 x 6'4 (2.39m x 1.93m)  
 Utility Room : 7'9 x 7'4 (2.36m x 2.24m)  
 Sun Room: 13'1 x 10'1 (3.99m x 3.08m)  
 Lounge : 19'8 x 11'5 (6.00m x 3.48m)  
 Kitchen : 12'0 x 8'5 (3.66m x 2.57m)

### FIRST FLOOR

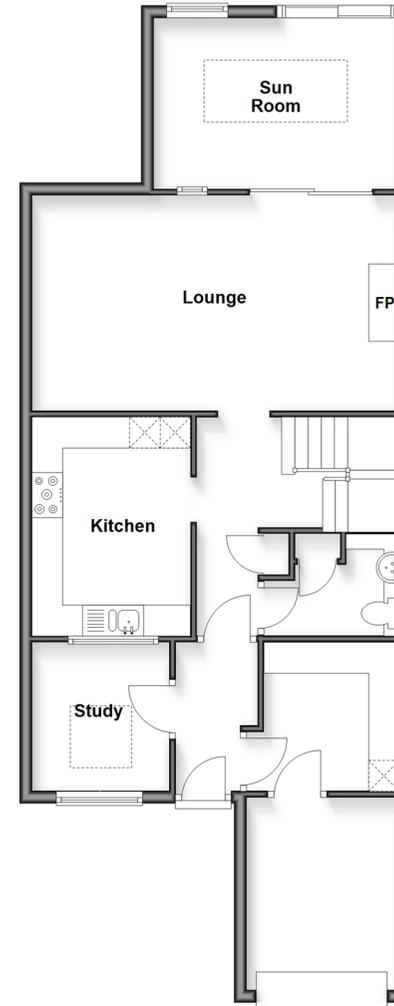
Landing  
 Bedroom 1 : 11'5 x 9'7 (3.48m x 2.92m)  
 Bedroom 2 : 9'10 x 9'7 (3.00m x 2.92m)  
 Bedroom 3 : 7'10 x 7'9 (2.39m x 2.36m)  
 Bathroom : 9'8 x 5'6 (2.95m x 1.68m)

### OUTSIDE

Driveway  
 Integral Garage  
 Rear Garden

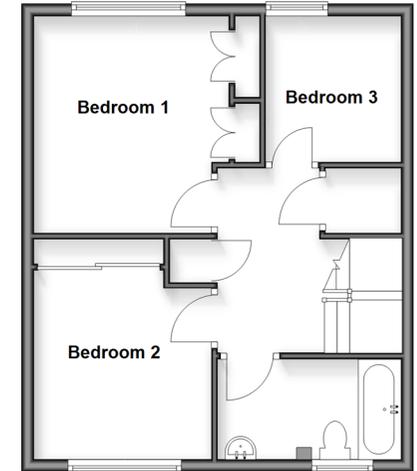
### Ground Floor

Approx. 77.2 sq. metres (831.1 sq. feet)



### First Floor

Approx. 43.4 sq. metres (467.5 sq. feet)



**Call Strood - 01634 716597 ■ [wardsof Kent.co.uk](http://wardsof Kent.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 59% less, by purchasing a Lifetime Lease



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