



Guide Price
£400,000

Freehold

3x  1x  1x 

**Benenden Road,
Wainscott, Rochester,
Kent, ME2**

OVER 60?

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

Wards
Helping you move forwards



Main features

- **Fantastic corner plot position**
- **Double garage and driveway for 2 cars, mature rear garden**
- **Conservatory, 22' lounge/diner**
- **Potential to extend, subject to the necessary planning being obtained**
- **Close to good schools and access to the A2/M2**
- **Spacious 11' third bedroom**

Accommodation

GROUND FLOOR

Entrance Hallway
 Kitchen : 13'10 x 7'4 (4.22m x 2.24m)
 Lounge/Diner : 22'9 x 11'0 (6.94m x 3.36m)
 Conservatory : 10'7 x 10'4 (3.23m x 3.15m)

FIRST FLOOR

Landing
 Bedroom 1: 13'0 into bay x 11'2 (3.97m x 3.41m)
 Bedroom 2 : 11'0 x 9'3 (3.36m x 2.82m)
 Bedroom 3 : 11'8 x 5'10 (3.56m x 1.78m)
 Shower Room : 7'9 x 5'7 (2.36m x 1.70m)

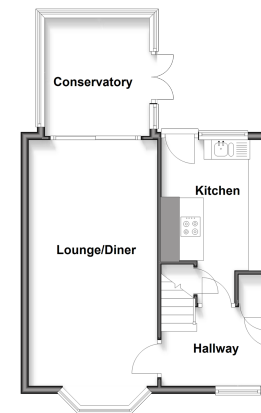
OUTBUILDING

Double Garage

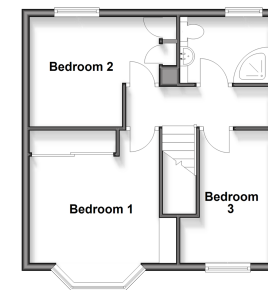
OUTSIDE

Front Garden
 Rear Garden
 Driveway

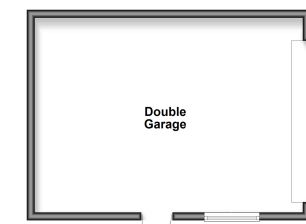
Ground Floor
 Approx. 48.2 sq. metres (519.5 sq. feet)



First Floor
 Approx. 39.7 sq. metres (426.9 sq. feet)



Outbuilding
 Approx. 35.0 sq. metres (377.1 sq. feet)



Call Strood - 01634 716597 ■ 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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