



**Price**  
**£450,000**

**Freehold**

4x  2x  1x 

**Waterman Way,  
Wouldham, Rochester,  
Kent, ME1**

*Wards*  
Helping you move forwards



## Main features

- Picturesque village location
- Kitchen/Diner perfect for entertaining
- Garage and off-road parking
- Cloakroom, family bathroom and en-suite
- Countryside and riverside walks on your doorstep

## Accommodation

### GROUND FLOOR

Lounge: 15'6 x 10'10 (4.73m x 3.30m)  
 Cloakroom : 6'7 x 4'2 (2.01m x 1.27m)  
 Kitchen/Diner: 15'10 x 15'6 (4.83m x 4.73m)

### FIRST FLOOR

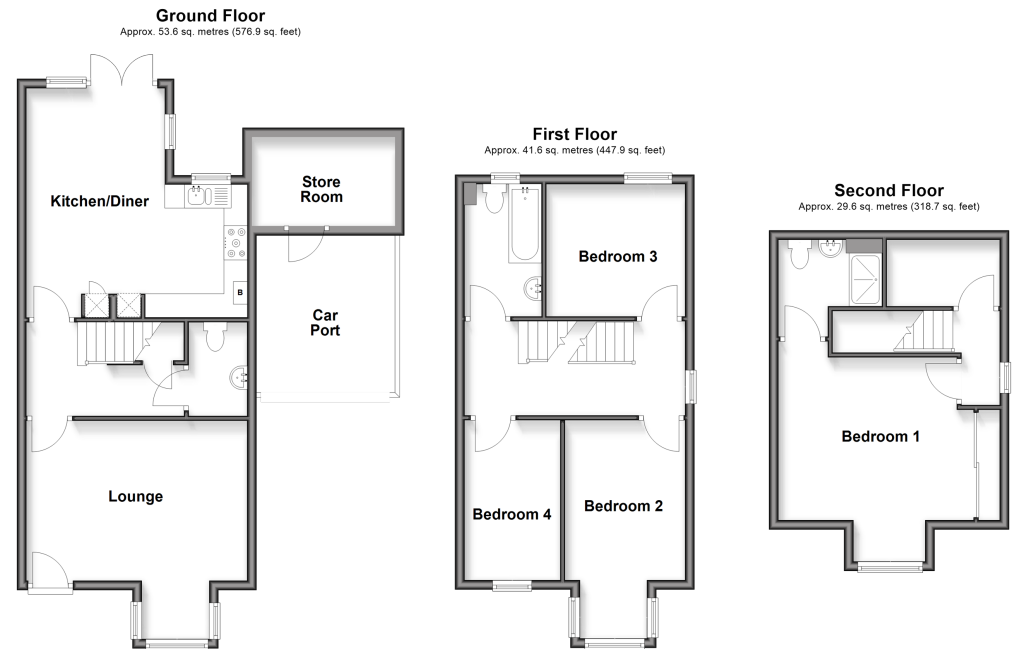
Landing  
 Bedroom 2: 9'8 x 9'2 (2.95m x 2.80m)  
 Bedroom 3: 10'10 x 8'5 (3.30m x 2.57m)  
 Bedroom 4: 10'9 x 6'9 (3.28m x 2.06m)  
 Bathroom: 9'2 x 5'5 (2.80m x 1.65m)

### SECOND FLOOR

Landing  
 Bedroom 1: 12'6 x 12'3 (3.81m x 3.74m)  
 En-Suite Shower Room: 7'2 x 6'11 (2.19m x 2.11m)

### OUTSIDE

Rear Garden  
 Car Port and Off-Road Parking



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



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