



Guide Price
£425,000

Freehold

3x  2x  1x 

**Hertsfield Ave,
Frindsbury, Rochester,
Kent, ME2**

OVER 60?

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

Wards
Helping you move forwards



Main features

- **3 bedroom detached house**
- **Garage and driveway**
- **Opposite open green space and a play area**
- **Sought after development on a no through road**
- **Easy access on the A2/M2**
- **Offered for sale with no onward chain**

Accommodation

GROUND FLOOR

Entrance Hall

Lounge : 12'10 x 10'7 (3.91m x 3.23m)

Dining Area : 10'8 x 7'9 (3.25m x 2.36m)

Kitchen : 10'4 x 9'0 (3.15m x 2.75m)

Utility Room : 7'4 x 5'4 (2.24m x 1.63m)

Cloakroom

FIRST FLOOR

Landing

Bedroom 1 : 12'2 x 11'1 (3.71m x 3.38m)

En-Suite Shower Room

Bedroom 2 : 10'11 x 9'8 (3.33m x 2.95m)

Bedroom 3 : 13'8 x 8'6 (4.17m x 2.59m)

Bathroom

OUTSIDE

Driveway

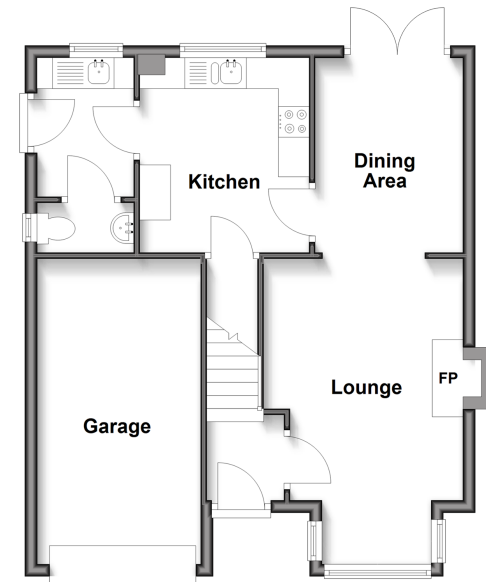
Garage

Front Garden

Rear Garden

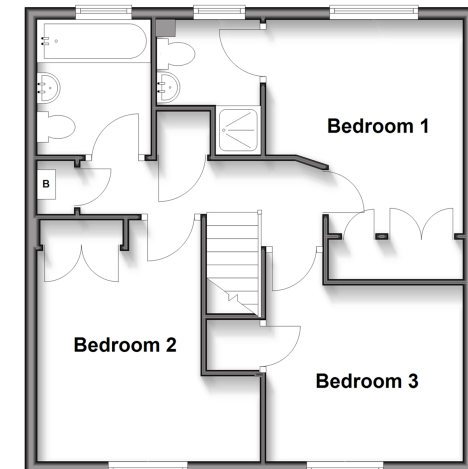
Ground Floor

Approx. 54.3 sq. metres (584.2 sq. feet)



First Floor

Approx. 49.7 sq. metres (534.8 sq. feet)



Call Strood - 01634 716597 ■ 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 50% less, by purchasing a Lifetime Lease.



11834965/20251021/JC/CM