



Guide Price
£350,000

Freehold

3x  3x  1x 

**Toad Hall Crescent,
Chattenden, Rochester,
Kent, ME3**

Wards
Helping you move forwards



Main features

- Modern kitchen/diner with bi-fold doors to balcony
- Handy shower room/utility room on the ground floor
- Garage and driveway
- Under floor heating throughout the ground floor
- En-suite shower room and main bathroom
- Close proximity to transport links for the A2/M2

Accommodation

GROUND FLOOR

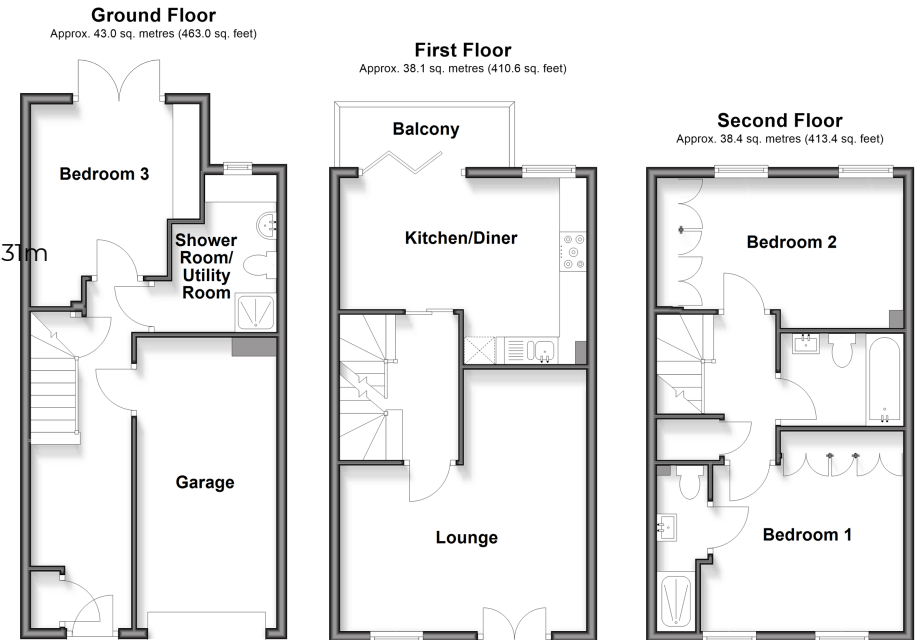
Entrance Hall
 Bedroom 3 : 12'5 x 10'4 (3.79m x 3.15m)
 Shower Room/Utility Room : 9'6 x 6'4 (2.90m x 1.93m)

FIRST FLOOR

Landing
 Lounge : (L-shaped) 14'9 x 9'8 (4.50m x 2.95m) plus 7'7 x 6'2 (2.31m x 1.88m)
 Kitchen/Diner : 15'2 x 11'2 (4.63m x 3.41m)
 Balcony

SECOND FLOOR

Landing
 Bedroom 1 : 11'3 at widest point x 9'9 at widest point (3.43m x 2.97m)
 En-Suite Shower Room : 9'8 x 3'10 (2.95m x 1.17m)
 Bedroom 2 : 13'4 x 9'1 (4.07m x 2.77m)
 Bathroom : 7'7 x 5'6 (2.31m x 1.68m)



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



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