



**Price**  
**£500,000**

**Freehold**

4x  2x  2x 

**Irvine Road, Higham,  
Rochester, Kent, ME3**

**OVER 60?**

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

*Wards*  
Helping you move forwards





## Main features

- A wonderful family home in a sought after location
- Downstairs bedroom with an en-suite
- Stunning outdoor space, perfect for relaxing or entertaining
- Practical utility room
- Convenient amenities nearby including shops and schools

## Accommodation

### GROUND FLOOR

Entrance Hall  
 Bedroom 1: 13'3 x 12'0 into bay (4.04m x 3.66m)  
 En-suite Shower Room  
 Dining Area: 20'3 x 8'7 (6.18m x 2.62m)  
 Lounge : 10'2 x 9'11 (3.10m x 3.02m)  
 Kitchen : 9'10 x 7'10 (3.00m x 2.39m)  
 Utility Room

### FIRST FLOOR

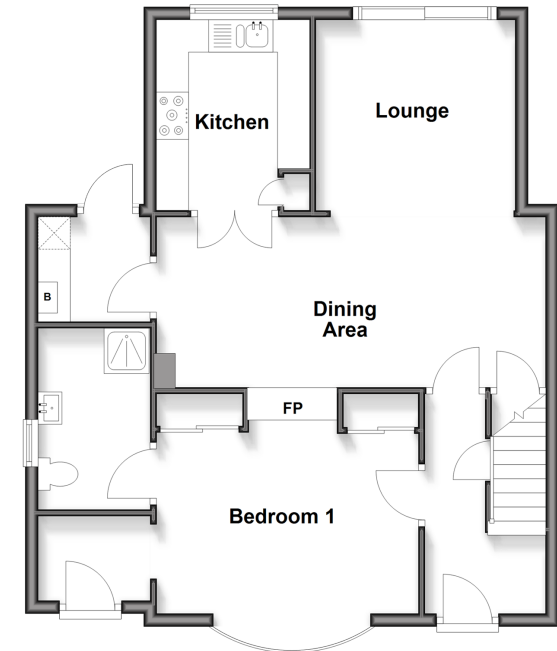
Landing  
 Bedroom 2: 12'5 x 8'5 up to fitted wardrobes (3.79m x 2.57m)  
 Bedroom 3: 10'11 x 8'8 up to fitted wardrobes (3.33m x 2.64m)  
 Bedroom 4: 8'9 x 7'10 (2.67m x 2.39m)  
 Bathroom

### OUTSIDE

Driveway  
 Rear Garden

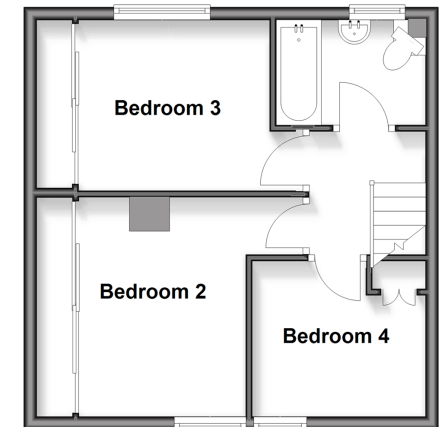
### Ground Floor

Approx. 65.4 sq. metres (703.7 sq. feet)



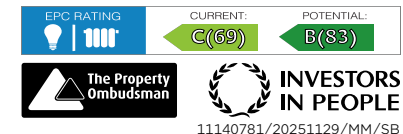
### First Floor

Approx. 37.1 sq. metres (399.7 sq. feet)



**Call Gravesend - 01474 352417 ■ [wardsofkent.co.uk](http://wardsofkent.co.uk)**

- This property is not standard construction which could affect mortgage lending, please contact us before proceeding
- 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.



11140781/20251129/MM/SB