



Guide Price
£550,000

Freehold

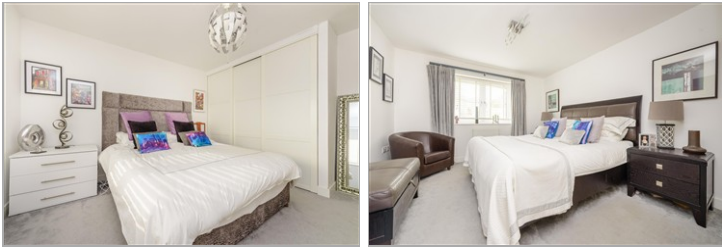
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**Sundridge Hill, Cuxton,
Rochester, Kent, ME2**

OVER 60?

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

Wards
Helping you move forwards



Main features

- Immaculate modern family home
- Beautiful large landscaped garden with summer house
- En-suite shower room
- Fantastic kitchen/dining area with bi-fold doors and underfloor heating
- Close to Ranscombe Park Nature Reserve and connections for the A2/M2

Accommodation

GROUND FLOOR

- Entrance Hall
- Cloakroom
- Lounge : 18'0 x 11'3 (5.49m x 3.43m)
- Kitchen : 11'2 x 8'2 (3.41m x 2.49m)
- Dining Area : 22'11 x 11'3 (6.99m x 3.43m)

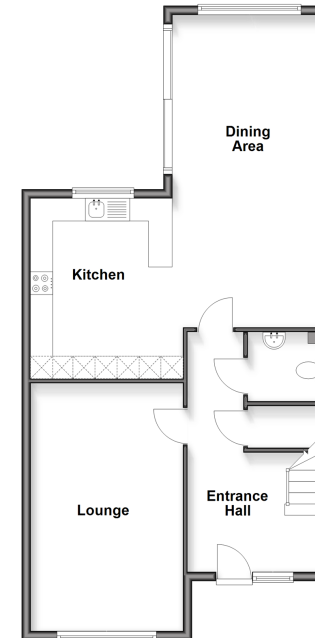
FIRST FLOOR

- Landing
- Bedroom 1 : 13'2 x 11'3 (4.02m x 3.43m)
- En-Suite Shower Room
- Bedroom 2 : 13'4 x 11'6 (4.07m x 3.51m)
- Bedroom 3 : 13'4 x 11'7 (4.07m x 3.53m)
- Bedroom 4 : 8'4 x 7'7 (2.54m x 2.31m)
- Bathroom : 8'3 x 7'5 (2.52m x 2.26m)

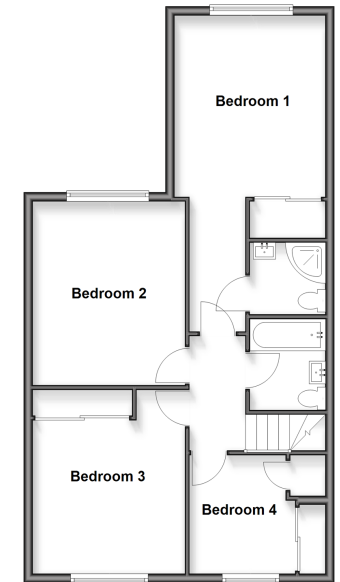
OUTSIDE

- Driveway
- Rear Garden
- Summer House

Ground Floor
Approx. 72.6 sq. metres (781.4 sq. feet)



First Floor
Approx. 68.5 sq. metres (737.5 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 59% less, by purchasing a Lifetime Lease



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