



## 26 Lancelot Avenue, Strood, Kent, ME2 2YU

**\*\* OPEN HOUSE SATURDAY 28th May IS NOW FULLY BOOKED please call to be added to reserve list\*\***

\* Three Bedrooms \* Parking To Front. Excellent Internal Condition \*Sunny Aspect Garden \*Useful Conservatory.  
NO CHAIN with this really well presented three bedroom home with modern kitchen, conservatory and generous lounge, a perfect first time buy and family home with easy access to the town and station.  
Accommodation comprises, entrance door to hallway, stairs to first floor, doors to lounge and kitchen.  
The lounge is front facing, really spacious with plenty of room for large corner suite, open aspect to rear facing dining room. The dining room is open plan to kitchen so is great place to entertain with patio doors flowing nicely into conservatory. Kitchen is modern with good range of matching wall and base units, plenty of laminated work surfaces with small breakfast bar to side which provides a natural divide between dining room and kitchen.  
The good size conservatory has direct access to rear garden and a brilliant addition to the living accommodation.  
On the first floor are three bedrooms and the modern three piece white bathroom suite.  
Outside, the front provides comfortable off road parking for two family cars with access to front door.  
The rear garden, benefits from a nice decked area great for summer BBQs, rest is fairly level plot being mainly laid to lawn with further raised patio area, well maintained with a nice sunny aspect.  
Side pedestrian access to front.

- 3 BEDROOMS
- PARKING TO FRONT
- NO ONWARD CHAIN
- GENEROUS CONSERVATORY
- EASY ACCESS TO TOWN
- MODERN FITTED KITCHEN
- SUNNY ASPECT GARDEN
- CENTRAL HEATING
- REAR GARDEN

**£300,000**



Ground Floor Building 1



Floor 1 Building 1

Approximate total area<sup>(1)</sup>  
747.24 ft<sup>2</sup>  
69.42 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

