



3 Sandycroft Road

Strood ME2 3RX

Offers Over £400,000



Nestled on the desirable Sandycroft Road in Strood, Rochester, this charming semi-detached house presents an excellent opportunity for families seeking a well-presented home. Spanning approximately 980 square feet, this property boasts three spacious reception rooms, providing ample space for relaxation and entertainment. The ground floor has been thoughtfully extended to include a second sitting room and a delightful breakfast area, perfect for enjoying morning meals with loved ones.

The residence features three comfortable bedrooms, making it ideal for family living. With a good sized family shower room, morning routines will be a breeze, ensuring convenience for all. The property is set within a generous plot, offering a large rear garden that invites outdoor activities and gardening enthusiasts alike. Parking is a notable advantage, with a driveway accommodating two cars and a garage for additional storage or vehicle protection. Situated just off the ever-popular Brompton Farm Road, this home is conveniently located, providing easy access to local amenities and transport links.

The home has been extremely well maintained over the years, allowing for a smooth transition into your new home. Offered with no onward chain, this is an opportunity not to be missed. The property holds an EPC rating of D and falls within council tax band D, making it a practical choice for prospective buyers. Embrace the potential of this lovely family home and make it your own.



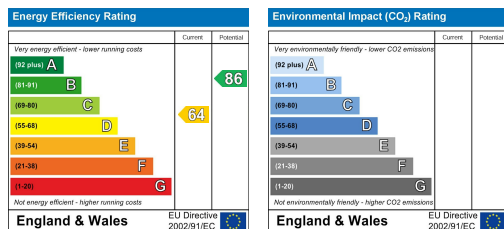
Area Map



Floor Plans

<p>Ground Floor Building 1</p>	<p>Floor 1 Building 1</p>	<p>Approximate total area[®] 1064.11 ft² 98.86 m²</p>
<p>Ground Floor Building 2</p>		<p>(1) Excluding balconies and terraces.</p> <p>While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.</p> <p>Calculations are based on RICS IPMS 3C standard.</p> <p>GIRAFFE360</p>

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

159 High Street, Strood, Rochester, Kent, ME2 4TH

Tel: 01634 735335 Email: justine@medwaymortgageshop.co.uk <https://www.medwaymortgageshop.co.uk>