



# 93 Sycamore Road

Strood ME2 2PH

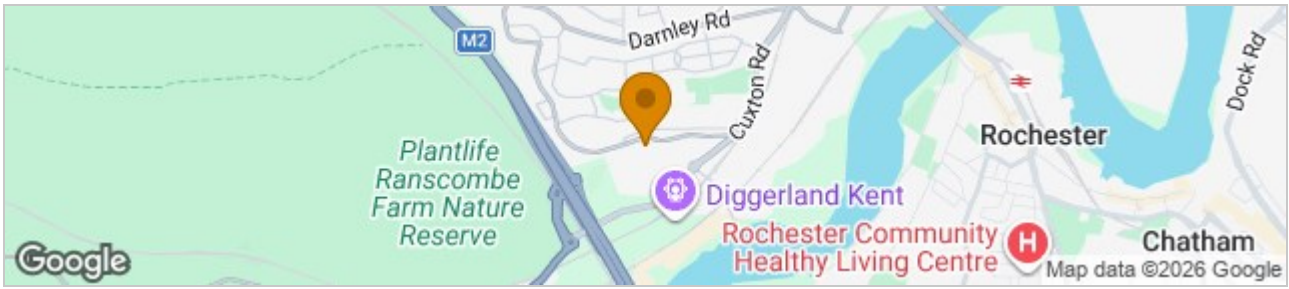
**Offers Over £325,000**



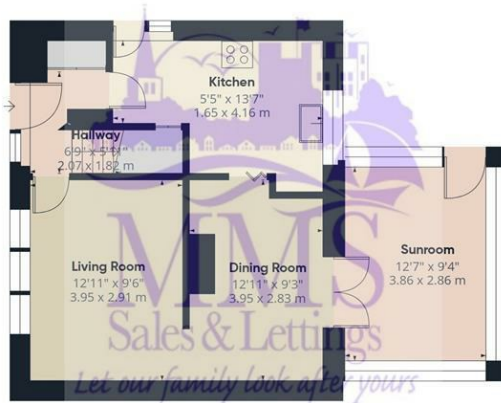
**\*\*OFFERED WITH NO FORWARD CHAIN\*\* COUNCIL TAX BAND B\*\* DRIVEWAY TO FRONT\*\*** Please note this property is steel framed construction. Situated in Strood, this charming three-bedroom house offers a perfect blend of comfort and convenience for families. With two spacious reception rooms, there is ample space for both relaxation and entertaining guests with an added sun room to the rear. The generous rear garden provides a delightful outdoor area, ideal for children to play or for hosting summer barbecues. The property features a well-appointed first-floor bathroom, ensuring easy access for all family members. With parking available for one car, you will never have to worry about finding a space after a long day. Situated close to local schools, shops, and motorway links, this home is perfectly positioned for those who value accessibility and community. The council tax band B further adds to the appeal, making this property an attractive option for potential buyers or renters alike. This spacious family home is not to be missed, offering a wonderful opportunity to create lasting memories in a vibrant and welcoming neighbourhood.



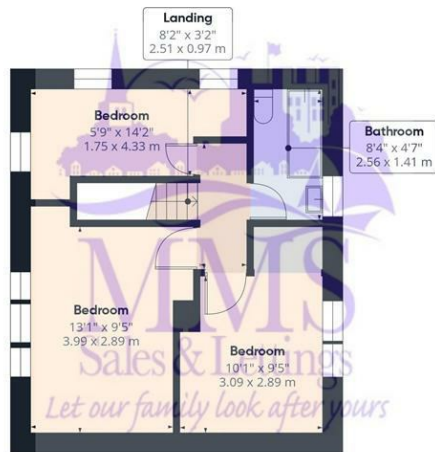
## Area Map



## Floor Plans



Ground Floor



Floor 1



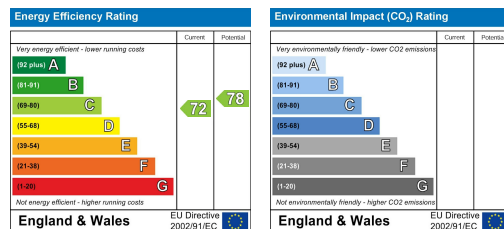
Approximate total area<sup>(1)</sup>  
896 ft<sup>2</sup>  
83.2 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

## 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 appliances or fittings have been tested by MMS. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property or items contained.

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