



# 55 Beech Road

Strood ME2 2LR

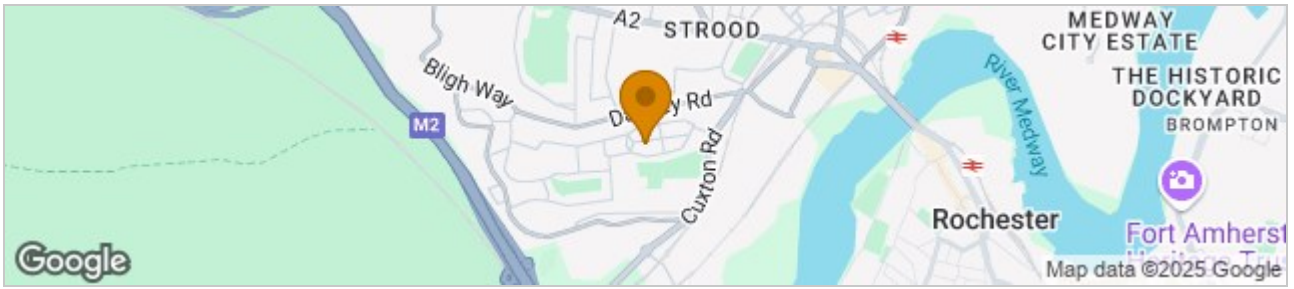
**Offers Around £375,000**



Situated on Beech Road, Strood, this delightful four-bedroom end terrace house offers a perfect blend of space and comfort. Spanning an impressive 1,184 square feet, this post-war property has been thoughtfully extended to accommodate modern family living. A convenient entrance area will lead you to a spacious lounge/diner, ideal for both relaxation and entertaining. The well-appointed kitchen breakfast room is a highlight, featuring a large walk-in pantry that provides ample storage space for your fridge freezer, alongside a convenient utility room and a downstairs toilet. This layout ensures that the home is both functional and inviting. The first floor boasts four generous bedrooms, with the master bedroom stretching the width of the house, providing a peaceful retreat for rest and relaxation. The remaining bedrooms are well-sized, making them perfect for family members or guests. Externally, the property features a lovely rear garden, predominantly laid to lawn, offering a tranquil outdoor space for children to play or for hosting summer gatherings. The side access to the front of the house adds convenience, while the driveway accommodates parking for two vehicles, a valuable asset in this area. EPC rated C and council tax band C. This home is ideally situated within walking distance to local schools, shops, and bus routes, making it a practical choice for families. Additionally, it is just a short drive to the M2 and A2 motorway links, providing easy access to surrounding areas. This property presents an excellent opportunity for those seeking a spacious family home in a well-connected location. Don't miss the chance to make this charming house your new home.



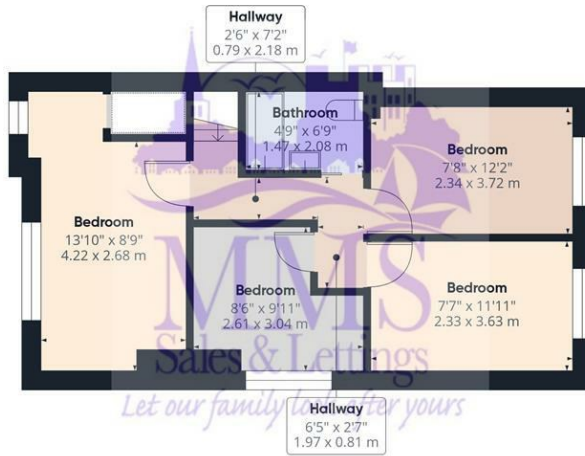
## Area Map



## Floor Plans



Ground Floor



Floor 1



Approximate total area<sup>(1)</sup>  
943 ft<sup>2</sup>  
87.7 m<sup>2</sup>

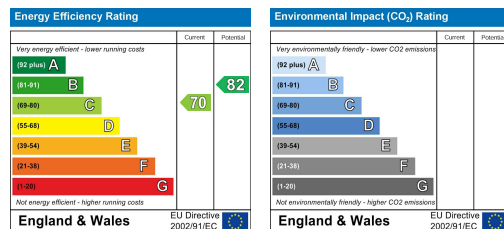
(1) Excluding balconies and terraces

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

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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## 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.

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