



## 52 Columbine Road, Strood, ME2 2YB

GUIDE PRICE £330,000 - £350,000

Virtual tour available. MMS are proud to offer to the market this larger than average terrace house on Columbine Road in Strood. This beautiful and spacious family home has been maintained to a high standard and internal viewings are highly recommended.

Upon entering the property via a spacious hallway, the tiled floor runs all the way through to the good size kitchen/diner. The original wall separating the two areas has been cleverly removed opening up the entire back part of the house, creating a much more convenient social space which over looks the rear garden.

Then you have a lovely lounge with a feature bay window at the front of the house.

To the first floor there are three sizable bedrooms and a contemporary family shower room.

Externally there is a glorious garden with a well maintained lawn and sculptured hedge sides for that private feel. You can take your pick of places to sit and enjoy the sun as there is patio areas to the front and the back. A brick built shed to the rear has power and light and hose lines run discreetly along the side of the lawn for easy watering. To the front of the property there is a driveway for two cars.

Additional benefits include gas central heating and double glazed windows.

Columbine Road is situated close to many amenities including schools, shops and bus routes and the M2/A2 motorways are just a short drive away. Don't delay in booking your internal viewing!! Council tax band C.

- DRIVEWAY FOR TWO CARS
- LARGE REAR GARDEN
- THREE GOOD SIZED BEDROOMS
- WELL MAINTAINED THROUGH
- CENTRAL HEATING
- GUIDE PRICE £330,000 - £350,000
- COUNCIL TAX BAND C
- POPULAR RESIDENTIAL AREA
- MODERN SHOWER ROOM

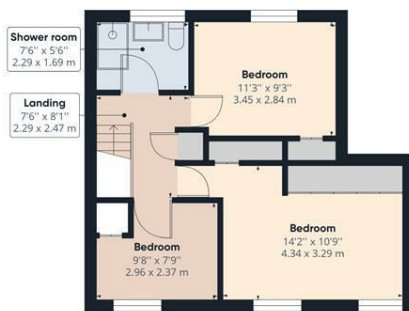
**£330,000**



Ground Floor

Approximate total area<sup>(1)</sup>

866.42 ft<sup>2</sup>  
80.49 m<sup>2</sup>



Floor 1

(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.

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