



# 24 Swale Road

Strood ME2 2TT

**Offers Over £400,000**



### CHAIN FREE

Nestled in the sought-after Knights Place area of Strood, this charming semi-detached house offers a delightful family home with ample space and modern conveniences. The property features three well-proportioned bedrooms, making it ideal for families or those seeking extra room for guests.

Upon entering, you are greeted by an inviting entrance hall that sets the tone for the rest of the home. The functional family-sized kitchen is perfect for preparing meals and entertaining, while the spacious reception room provides a more than comfortable area for relaxation and family gatherings. Additionally, the property boasts a convenient downstairs guest WC, enhancing its practicality for everyday living.

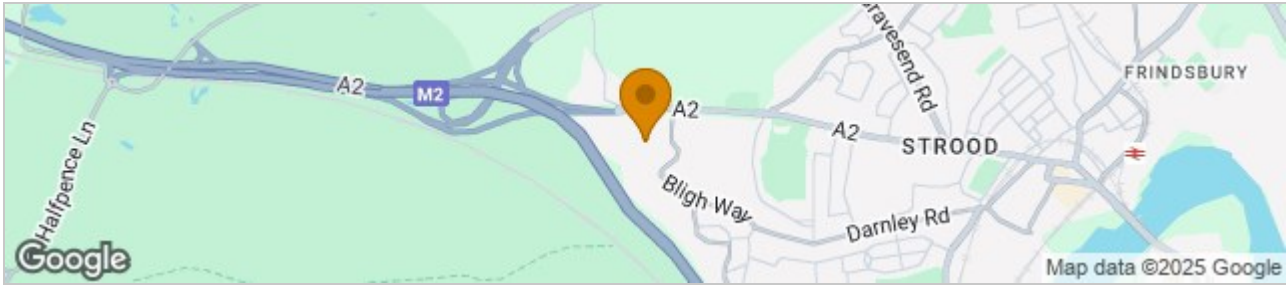
The upstairs bathroom is well-appointed, serving the three bedrooms with ease. Outside, the large garden is a standout feature, complete with a seating area that invites you to enjoy the outdoors, whether for quiet moments or lively family gatherings. The property also includes a garage and parking for up to three vehicles, ensuring that you will never be short of space for your cars.

This home has been well maintained and benefits from a new boiler installed in 2024, providing peace of mind for future owners. With an EPC rating of C and a council tax band of D, this property is not only comfortable but also energy efficient.

In summary, this three-bedroom semi-detached house on Swale Road is a wonderful opportunity for those looking to settle in a friendly community, with all the amenities and space a family could desire. Don't miss your chance to make this lovely house your new home.



## Area Map



## Floor Plans

### Swale Road, Rochester, ME2

Approximate Area = 880 sq ft / 81.7 sq m  
 Garage = 138 sq ft / 12.8 sq m  
 Total = 1018 sq ft / 94.5 sq m  
For identification only - Not to scale

N

**Bedroom 2**  
12' (3.67) x 9'7" (2.92)

**Bedroom 3**  
8'7" (2.61) max x 8'7" (2.61) max

**FIRST FLOOR**

**Garage**  
18'6" (5.69) x 7'5" (2.26)

**Reception Room**  
20'11" (6.38) max x 12' (3.65) max

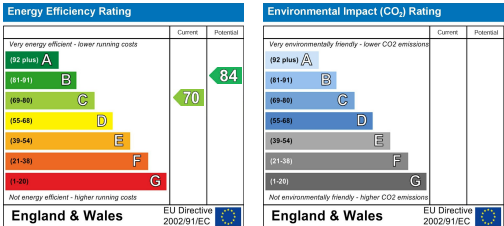
**Kitchen**  
11'11" (3.63) x 9'7" (2.91)

**GARAGE      GROUND FLOOR**

**Certified Property Measurer**

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential). © n1checom 2024.  
 Produced for Moxly. REF: 1189528

## 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.