



# 10 Chequers Court

Strood ME2 3NG

**Offers Over £465,000**



3



2



2



C

CHAIN FREE. Nestled in a quiet cul-de-sac and desirable area of Strood, this charming CHAIN FREE detached house offers a perfect blend of comfort and modern living. Built in 1996, the property spans generous sized living spaces and features three well-proportioned bedrooms, including an en-suite shower room, making it ideal for families or those seeking extra space. Within walking distance to Broom Hill Park. Upon entering, you are greeted by a welcoming tiled entrance that leads to a good-sized lounge, perfect for relaxation or entertaining guests. The heart of the home is undoubtedly the stunning extended kitchen diner, which boasts elegant granite worktops, a number of integral appliances and a range cooker that will remain with the property. This space is designed for both culinary enthusiasts and social gatherings, providing a bright and airy atmosphere. In addition to the en-suite, the house includes a family bathroom, ensuring convenience for all residents. The property also features two reception rooms, offering flexibility for various uses, whether as a study, playroom, or additional living space.

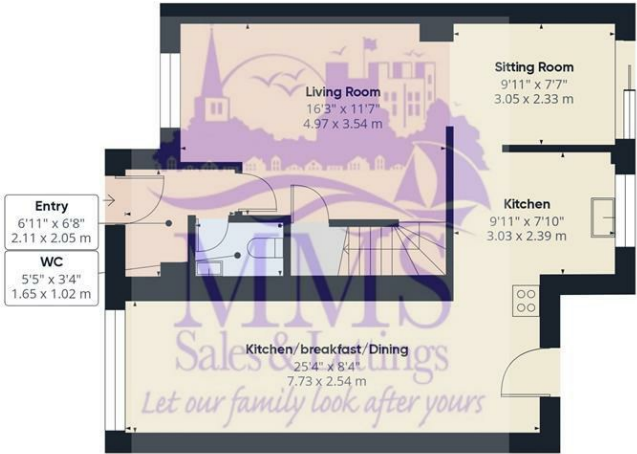
Outside, the easy-to-maintain south-facing garden is a delightful retreat, complete with a lawn and a large patio area, perfect for al fresco dining or enjoying sunny afternoons. The side access to the front enhances the practicality of the outdoor space. A spacious driveway that provides parking for multiple cars, adds to the convenience of this lovely home. There is also the possibility to extend subject to planning permission being obtained. With an EPC rating of C and a council tax band of E, this property is not only appealing but also efficient. Located within a 20-minute walk from Strood train station and a stone's throw away from Broom Hill Park, it offers excellent transport links and recreational opportunities. This delightful home is a must-see for anyone looking to settle in a vibrant community. Minimal freehold management soakaway charge



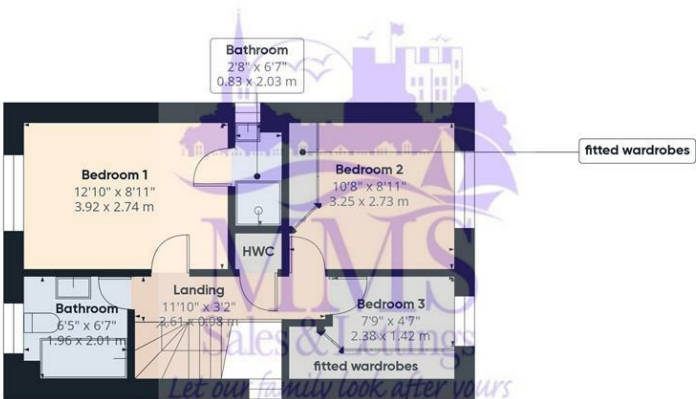
Area Map



Floor Plans



Ground Floor



Floor 1

Approximate total area<sup>18</sup>  
1025.14 ft<sup>2</sup>  
95.24 m<sup>2</sup>

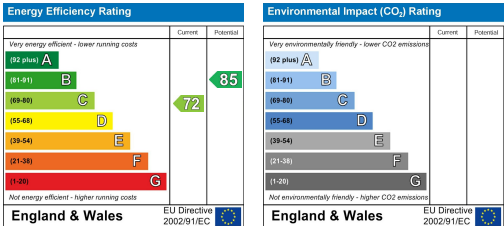
(1) Excluding balconies and terraces

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.

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 person in this firms employment has the authority to make or give any representation or warranty in respect of the property.