



# 56 Hever Croft

Strood ME2 2NN

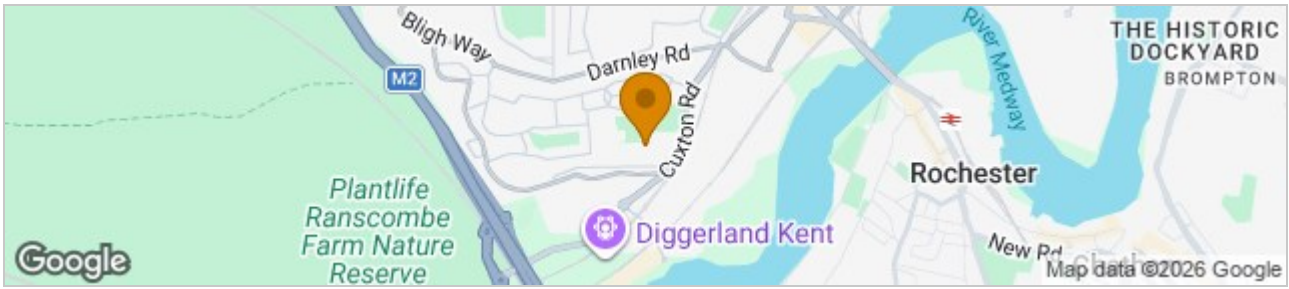
**Offers Around £375,000**



Nestled in the desirable area of Hever Croft, Strood, this charming semi-detached house offers a perfect blend of comfort and convenience. Built in the early 1960s, the property spans an impressive 1,073 (approx) square feet, providing ample space for family living. Upon entering, you are greeted by a welcoming entrance hall that leads to two inviting reception rooms, ideal for both relaxation and entertaining. The extended kitchen breakfast room is a delightful feature, offering a bright and airy space for culinary pursuits and casual dining. The property also boasts a practical lean-to, currently utilised as a laundry room, and a garage for additional storage or parking. The first floor is home to three generous bedrooms, each designed with comfort in mind. The master bedroom benefits from an ensuite cloakroom, adding a touch of luxury to your daily routine. Outside, the rear garden is a wonderful retreat, complete with patio area and lawn. The front drive accommodates parking for one cars, ensuring convenience for you and your guests. Situated in a sought-after location, this home is close to a variety of amenities and offers easy access to the M2 and A2 motorway links, making it an ideal choice for commuters. With a council tax band D and an EPC rating of D, this property presents a fantastic opportunity for those seeking a family home in a vibrant community. Don't miss the chance to make this delightful house your new home.



## Area Map



## Floor Plans



Ground Floor



Floor 1



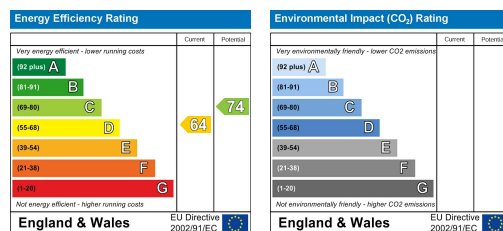
Approximate total area<sup>(1)</sup>  
1073 ft<sup>2</sup>  
99.6 m<sup>2</sup>

(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.

159 High Street, Strood, Rochester, Kent, ME2 4TH

Tel: 01634 735335 Email: [justine@medwaymortgageshop.co.uk](mailto:justine@medwaymortgageshop.co.uk) <https://www.medwaymortgageshop.co.uk>