

33 Merryfields

Strood ME2 3ND

Offers Over £550,000

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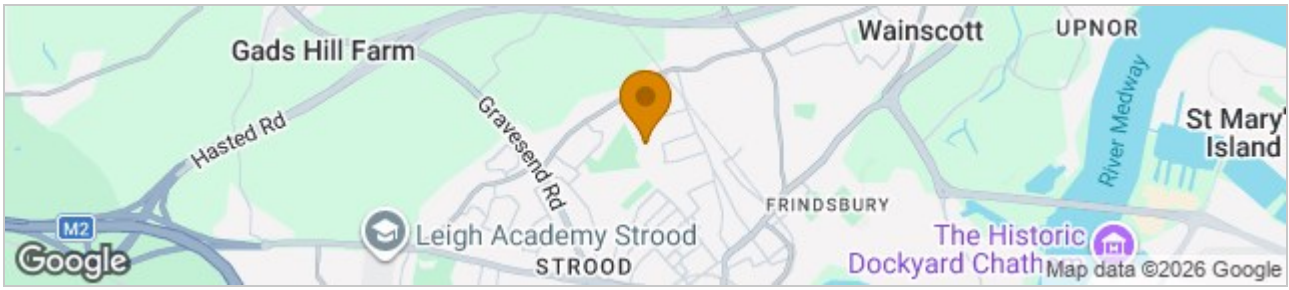
OFFERED WITH NO FORWARD CHAIN, is this attractive house set on the desirable Merryfields development in Strood. Built in 1997, this property spans an impressive amount of square feet and is presented to the market with no forward chain, making it an ideal choice for those looking to move swiftly. Upon entering, you are greeted by a welcoming hallway that leads to two spacious reception rooms, perfect for both formal dining and relaxed lounging. The well-appointed kitchen stretches from the from to the back of the property and features a breakfast area, providing a delightful space for family meals. A convenient cloakroom completes the ground floor layout. The first floor boasts four generous bedrooms, including a master suite with an ensuite bathroom and fitted wardrobes, ensuring ample storage and privacy. A family bathroom serves the remaining bedrooms, making this home suitable for families of all sizes. Externally, the property features a lovely rear garden, ideal for outdoor entertaining or simply enjoying the fresh air. A double detached garage offers secure parking and additional storage, complemented by a driveway that accommodates up to four vehicles. The front garden is beautifully lawned, enhancing the property's curb appeal. The Merryfields development is highly sought after, with a nominal annual fee of £10.00 for the soak away charge payable upon sale. Residents benefit from proximity to the picturesque Broomhill Park, which offers scenic walks, woodlands, and a children's play area. Additionally, the property is conveniently located near schools, shops, bus routes, and motorway links, making it an excellent choice for families and commuters alike. With a council tax band of F and an EPC rating of C, this home combines practicality with charm. Don't miss the opportunity to make this delightful property your own.







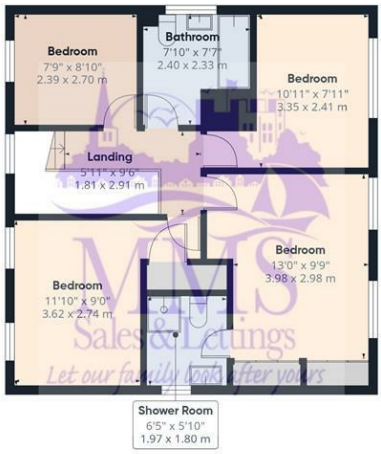
Area Map



Floor Plans



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

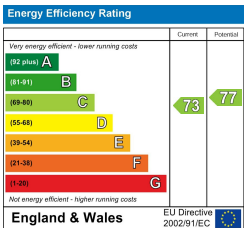
Approximate total area(1)
1430 ft²
132.6 m²

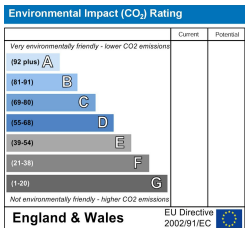
(1) Excluding balconies and terraces

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

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