



79 Brompton Farm Road, Strood, Kent, ME2 3RF

A stunning three bedroom family DETACHED house on the ever popular Brompton Farm Road, which MMS Sales and Lettings are proud to be marketing it. The current owners have enjoyed living here for the past 18 years and we hope any new owner will have the same pleasure here they have had. Upon entering via a spacious hall way you find a large storage cupboard and cloakroom/WC. At the end of the hall there is access to the large open plan kitchen dining area stretching the whole width of the house, that will be the heart of this home. The formal lounge is situated to the front where you can enjoy the view of the farmers fields across the road. Upstairs there are three very good size bedrooms and a beautiful bathroom with separate shower. A huge benefit to this property is the double sized attached garage with power and light. The rear garden has been beautifully kept with pretty flower borders and a low maintenance lawn. A block paved drive situated to front provides parking for around four cars. Further benefits include electric heating and double glazed windows.

Brompton Farm Road is situated close to many amenities including a Tesco express petrol station, local schools, bus routes, motorway links and is within a five minute walk to Broom Hill Park. Don't delay in booking your appointment to view!!
COUNCIL TAX BAND E

- THREE GOOD SIZE BEDROOMS
- POPULAR LOCATION
- DOUBLE GARAGE
- LARGE DRIVE
- COUNCIL TAX BAND E
- KITCHEN/DINER
- CLOAKROOM/WC
- REAR GARDEN
- CLOSE TO AMENITIES

£530,000



Ground Floor



Floor 1

Approximate total area⁽¹⁾

1502.19 ft²
139.56 m²

Reduced headroom

19.16 ft²
1.78 m²

(1) Excluding balconies and terraces.

Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
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Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		