



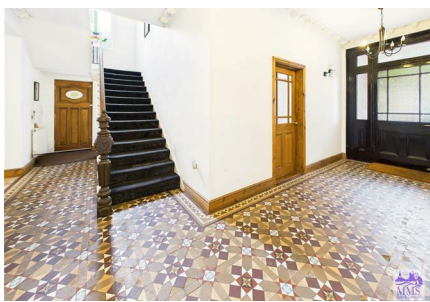
# 38 London Road

Strood ME2 3HS

**Offers Around £875,000**



Introducing The Cedars, where this remarkable detached house, set in a gated entrance, boasts a rich history, having once served as a hotel and was constructed over 150 years ago. Built in 1885, this expansive property spans an impressive 6,405 square feet and offers a unique blend of period charm and modern living. Upon entering, you are greeted by a spectacular hallway adorned with original tiles and doors dating back to the 1860s. This grand entrance leads to two spacious reception rooms, perfect for formal dining and lounging, both featuring elegant fireplaces that add to the home's character. The open-plan ground floor is designed for both comfort and functionality, with a conservatory that was formerly a dining hall, now serving as a versatile family room currently used for dining and exercise. This area is complemented by an additional family toilet and shower. The kitchen breakfast room flows seamlessly into the living area, while an additional room at the rear is currently utilised as a study. The first floor is thoughtfully divided into two sections, featuring two large double bedrooms, each with en-suite shower rooms and access to a charming balcony. Ascend to the second floor to discover a lookout tower that offers panoramic views of the surrounding towns. The other wing of the first floor includes three bedrooms, with the master benefiting from an en-suite, alongside a family bathroom. The second floor in this section houses another spacious double bedroom with an en-suite shower room. The property also features an underground garage and ample storage space. Externally, The Cedars provides parking for up to ten vehicles and a low-maintenance garden area. Its prime location ensures easy access to Strood town centre, the train station, schools, and motorway links. With a council tax band of G and an EPC rating of D, this property is a rare find, offering both historical significance and modern convenience.



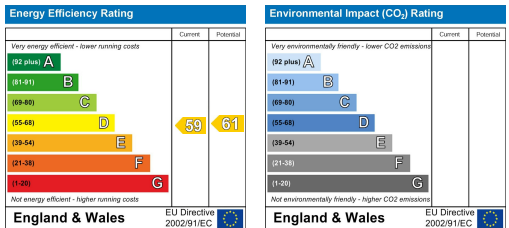
## Area Map



## Floor Plans

 Floor -1	 Ground Floor	 <p><b>Approximate total area<sup>(1)</sup></b></p> <p>6048 ft<sup>2</sup> 562 m<sup>2</sup></p> <p><b>Balconies and terraces</b></p> <p>41 ft<sup>2</sup> 3.8 m<sup>2</sup></p> <p><b>Reduced headroom</b></p> <p>512 ft<sup>2</sup> 47.6 m<sup>2</sup></p> <p>(1) Excluding balconies and terraces</p> <p>Reduced headroom ----- Below 5 ft/1.5 m</p> <p>Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.</p> <p style="text-align: right;"><b>GIRAFFE360</b></p>
 Floor 1	 Floor 2	
 Floor 3	 Floor 4	

## 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.