



3 Sandycroft Road

Strood ME2 3RX

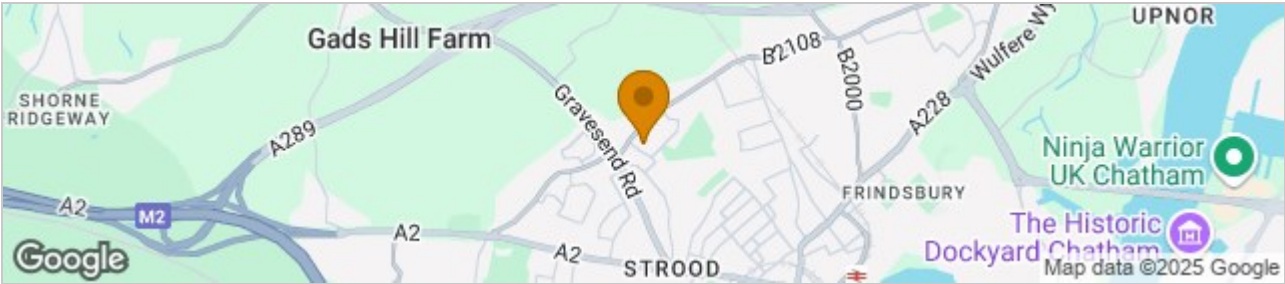
Offers Over £400,000



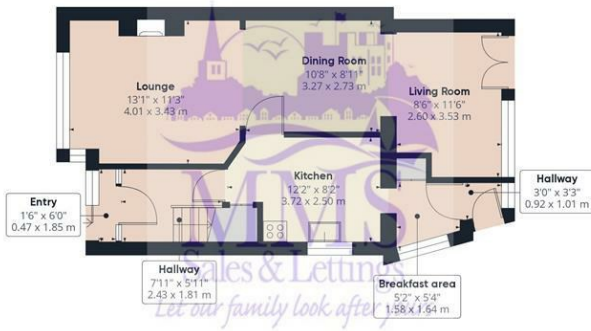
Nestled on the desirable Sandycroft Road in Strood, Rochester, this charming semi-detached house presents an excellent opportunity for families seeking a well-presented home. Spanning approximately 980 square feet, this property boasts three spacious reception rooms, providing ample space for relaxation and entertainment. The ground floor has been thoughtfully extended to include a second sitting room and a delightful breakfast area, perfect for enjoying morning meals with loved ones. The residence features three comfortable bedrooms, making it ideal for family living. With a good sized family shower room, morning routines will be a breeze, ensuring convenience for all. The property is set within a generous plot, offering a large rear garden that invites outdoor activities and gardening enthusiasts alike. Parking is a notable advantage, with a shared driveway accommodating parking and access to the garage for additional storage or vehicle protection. Situated just off the ever-popular Brompton Farm Road, this home is conveniently located, providing easy access to local amenities and transport links. The home has been extremely well maintained over the years, allowing for a smooth transition into your new home. Offered with no onward chain, this is an opportunity not to be missed. The property holds an EPC rating of D and falls within council tax band D, making it a practical choice for prospective buyers. Embrace the potential of this lovely family home and make it your own.



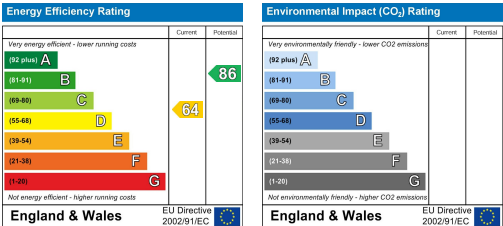
Area Map



Floor Plans

 Ground Floor Building 1	 Floor 1 Building 1	 Approximate total area[®] 1064.11 ft² 98.86 m²
(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 are based on RICS IPMS 3C standard. GIRAFFE360		

Energy Efficiency Graph



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