



# 61 Carnation Road

Strood ME2 2YF

**Offers Based On £350,000**



Welcome to Carnation Road in Strood, where you will find this delightful house offering a perfect blend of comfort and style. As you step inside, you are greeted by a stunning and contemporary decor that runs seamlessly throughout the property.

With 1 reception room, 3 generous bedrooms, a great size conservatory and a modern family bathroom complete with underfloor heating, this home is ideal for families looking for both space and luxury. The sleek kitchen/diner is a highlight, boasting a range of appliances and a wow factor ingle nook log burner fire that adds a touch of warmth and character.

Built in 1955, this property spans a generous amount of living space and comes equipped with many modern amenities to enhance your living experience. From the PIV air filtration system to the external electric points, CCTV, and burglar alarm system, every detail has been carefully considered.

Outside, the rear garden is a true gem, basking in sunlight for most of the day. You'll find a well-maintained lawn, perfect for outdoor gatherings, and a summer house with electric points for added convenience. The side access leads to the front of the property, where a blocked paved drive awaits, providing parking space for two cars.

Conveniently located within walking distance to local schools catering to all ages and with easy access to the town centre, this home offers both comfort and convenience. Don't miss the opportunity to make this property your own and enjoy the best of what Strood Rochester has to offer.

Epc Rated Council tax band

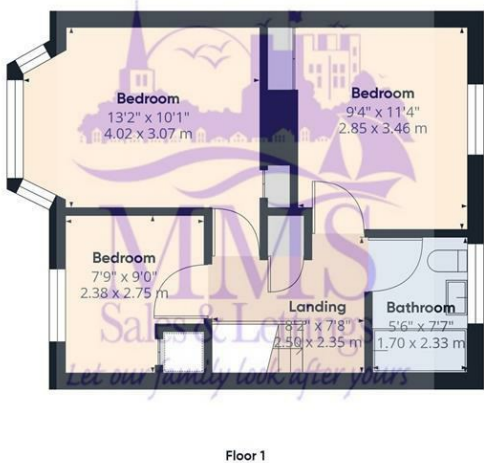
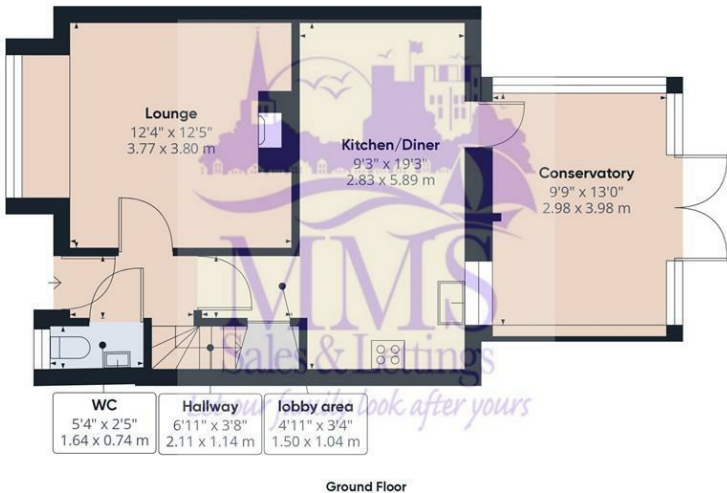




Area Map



Floor Plans



Approximate total area<sup>®</sup>  
976.29 ft<sup>2</sup>  
90.7 m<sup>2</sup>

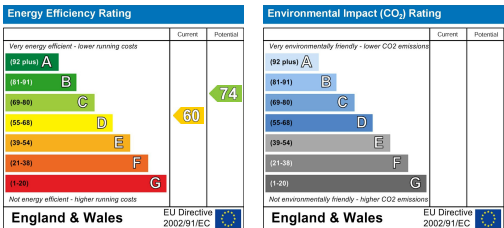
(1) Excluding balconies and terraces

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



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 person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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