



## 24 Laburnum Road

Strood, Rochester ME2 2JZ

**Guide Price £300,000**



GUIDE PRICE £300,000 - £325,000. Nestled on Laburnum Road in the charming area of Strood, Rochester, this delightful three-bedroom terrace house offers a perfect blend of comfort and convenience. Positioned in a tranquil walkway setting, the property overlooks a green and nearby to the local recreation ground and park, providing a serene environment for families and individuals alike.

Upon entering, you will find a welcoming reception room that leads to a fitted kitchen, ideal for those who enjoy cooking and entertaining. A nice size conservatory to the garden is a bonus for extra space. The upstairs bathroom is well-appointed, serving the three generously sized bedrooms, which are perfect for a growing family or for those seeking extra space.

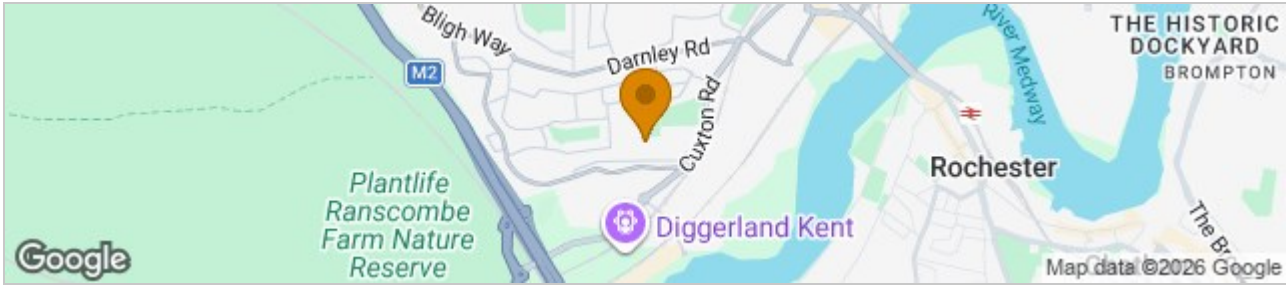
The property boasts a good-sized garden at the rear, complete with a workshop with electric supply, offering ample opportunity for gardening enthusiasts or those in need of additional storage. The front garden adds to the home's curb appeal, creating a warm and inviting atmosphere.

This residence is conveniently located near local grammar schools, making it an excellent choice for families prioritising education. Additionally, the nearby mainline train station provides easy access to London St Pancras, making commuting a breeze. With good transport links via the M2, A2, and M20, you will find yourself well-connected to the wider region.

With a Council Tax Band B and an EPC rating of D, this property represents an ideal first purchase for those looking to establish themselves in a vibrant community. Don't miss the opportunity to make this charming house your new home.



## Area Map



## Floor Plans

**Ground Floor**

**Floor 1**

**Approximate total area<sup>(1)</sup>**  
934 ft<sup>2</sup>  
86.7 m<sup>2</sup>

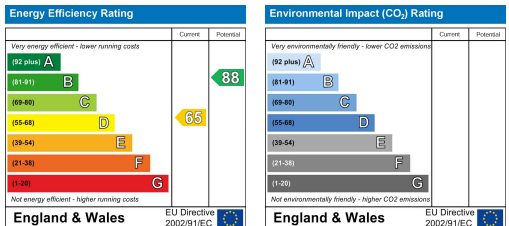
(1) Excluding balconies and terraces

Reduced headroom  
----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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## Energy Efficiency Graph



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