



# 18 Lychfield Drive

Strood ME2 3LY

**Offers Around £575,000**



Nestled in Lychfield Drive, on the desirable Merryfields development in Strood, this impressive detached house offers a perfect blend of space and comfort. Built in the 1990s, this substantial property spans an impressive 1,550 square feet, making it an ideal family home. The house boasts four generously sized bedrooms, ensuring ample space for relaxation and privacy. The master bedroom features the added convenience of an ensuite shower room, providing a touch of luxury. The property also includes a family bathroom, catering to the needs of a busy household. The ground floor is designed for both entertaining and everyday living, featuring a spacious lounge and a separate dining room, perfect for hosting family gatherings or dinner parties. The kitchen/breakfast room is a delightful space for casual dining, while a cloakroom and porch enhance the practicality of the home. Outside, the large rear garden offers a tranquil retreat, ideal for outdoor activities or simply enjoying the fresh air. The property also benefits from a tandem garage, providing additional storage or parking options. The blocked paved driveway accommodates up to three vehicles. With a council tax band of F and an EPC rating of D, this home is not only spacious but also offers a practical living solution in a sought-after area.

also within a stones throw away is the the desirable Broom Hill park, which is popular for dog walkers, has a range of children's play areas and also has woodlands This property is a rare find and is sure to attract interest from families looking for a comfortable and well-located home. Don't miss the opportunity to make this wonderful house your new home.



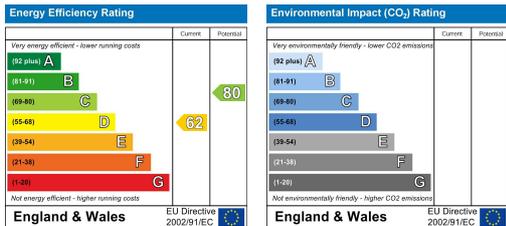
# Area Map



# Floor Plans

<p><b>Ground Floor Building 1</b></p>	<p><b>Floor 1 Building 1</b></p>	<p><b>Approximate total area<sup>(1)</sup></b> 1487 ft<sup>2</sup> 138.1 m<sup>2</sup></p>
<p><b>Ground Floor Building 2</b></p>		<p>(1) Excluding balconies and terraces</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>GIRAFFE360</p>

# Energy Efficiency Graph



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