



40 Cooling Road

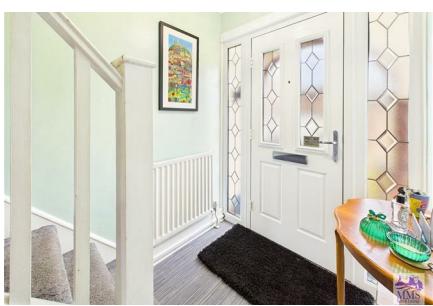
Frindsbury ME2 4RL

£375,000



* 4 BEDROOMS ** 2 BATHROOMS ** 2 RECEPTION ROOMS ** GARAGE TO REAR *

Nestled on Cooling Road in the charming town of Frindsbury this delightful 1930s mid-terrace house offers a perfect blend of classic style and modern living. Spanning an impressive amount of square feet, the property boasts two spacious reception rooms, ideal for both relaxation and entertaining. The heart of the home is a contemporary fitted kitchen, which seamlessly connects to the dining area, creating a warm and inviting atmosphere. The first floor features three well-proportioned bedrooms, complemented by a family bathroom that caters to the needs of a growing household. A standout feature of this property is the fantastic loft conversion, which has been transformed into a luxurious master bedroom complete with an ensuite shower room, providing a private retreat away from the hustle and bustle of family life. Outside, the rear garden is designed for low maintenance, featuring an artificial lawn, making it perfect for children to play or for hosting summer gatherings. Additionally, there is convenient access to a shed and garage at the rear, offering ample storage solutions. The front garden, predominantly laid to lawn, adds to the property's curb appeal. Situated in a sought-after location, this home benefits from easy access to local schools, shops, and motorway links, making it an ideal choice for families and commuters alike. With an EPC rating of C and a council tax band of C, this property presents an excellent opportunity for those seeking a comfortable and stylish home in Rochester. Don't miss the chance to make this charming house your new home.



Area Map



Floor Plans

Ground Floor Building 1

Floor 1 Building 1

Floor 2 Building 1

Ground Floor Building 2

Approximate total area⁽¹⁾
1235 ft²
114.7 m²

Reduced headroom
24 ft²
2.2 m²

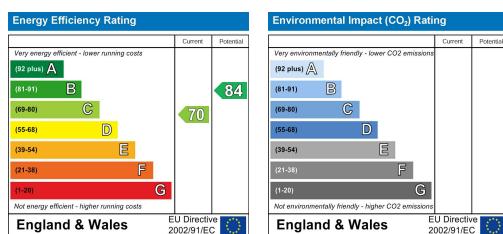
(1) Excluding balconies and terraces

..... 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.

GIRAFFE360

Energy Efficiency Graph



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