



## 37 Elaine Avenue

Strood, Rochester, ME2 2YW

**£300,000**



\*\*\*OPEN HOUSE SATURDAY 21st May IS NOW FULLY BOOKED PLEASE CALL TO BE ADDED TO THE RESERVE LIST\*\*\*

\* Ample Parking To Front \* Generous L shaped Lounge/Diner \* Potential Bedroom Four on Ground Floor

\*Sunny Aspect Garden \* Stylish Fitted Kitchen

Three bedroom home presented in excellent decorative order throughout, ideal first time buy ready to move straight in. Accommodation comprises, Entrance door to useful enclosed porch, door to Lounge/dining room L shaped with two clear defined areas.. Front facing lounge is bright and spacious, stairs to first floor, open aspect to dining area with plenty of room for large table, access to kitchen. Rear facing kitchen is modern by design and comprises a a wide range of matching wall and base units with small breakfast bar to side, plenty of laminated work surfaces, the kitchen flows nicely into the conservatory. A great addition to the living space, the conservatory is an ideal dining room if required or just a perfect place to relax and enjoy the sunny aspect garden. Finally on the ground floor is the useful study/potential bedroom four, rear facing. On the first floor are three good size bedrooms and the family bathroom comprising panelled bath, low level WC and wash basin. Outside the front provides ample off road parking and footpath to entrance door. The rear garden is a lovely sunny aspect, mainly laid to lawn with patio ideal for summer entertaining and BBQs good size, fence surround.



## Entrance porch

Double glazed window to front. Door to front. Store cupboard. Door to lounge/diner.

## Lounge/diner 15'8" narr to 7'5" x 20'6" (4.773 narr to 2.271 x 6.247)

Coved and textured ceiling. Double glazed window to front. Two radiators. Wood laminate flooring. Double doors to kitchen. Stairs to first floor. Under stair cupboard.

## Bedroom 4, study, playroom 9'7" x 7'10" (2.932 x 2.395)

Coved and textured ceiling. Double glazed window to rear. Radiator. Wood laminate floor. Store cupboard with hanging rail.

## Kitchen 11'5" x 10'6" (3.491 x 3.208)

Measurement inclusive of units. Double glazed window to side. Radiator. Wall mounted boiler. Fitted kitchen comprising of base units and wall unit with worktops over, inset sink and drainer. Integral dishwasher. Integrated 'smeg' double oven and induction hob. Space for large fridge/freezer.

## Conservatory 12'3" x 12'0" (3.731 x 3.661)

Double glazed windows and French doors to garden. Radiator. Tiled floor. Plumbing for washing machine.

## Stairs/landing

Coved and textured ceiling. Loft access. Carpet.

## Bathroom

Double glazed window to rear. Radiator. Tiled floor. Close coupled WC, wall mounted wash hand basin and bath with mixer taps. Part tiled walls.

## Bedroom 1 10'8" x 10'1" (3.263 x 3.080)

Double glazed window to front. Radiator. Carpet.

## Bedroom 2 10'0" x 9'10" (3.060 x 3.007)

Coved and textured ceiling. Double glazed window to rear. Radiator. Carpet.

## Bedroom 3 8'8" x 7'5" (2.648 x 2.267)

Coved and textured ceiling. Double glazed window to front. Radiator. Wood laminate floor. Store cupboard.

## Rear garden

Good size flat rear garden. Side access. Patio lawn. Mainly laid to lawn. Tree.

## Drive

To front providing off road parking.

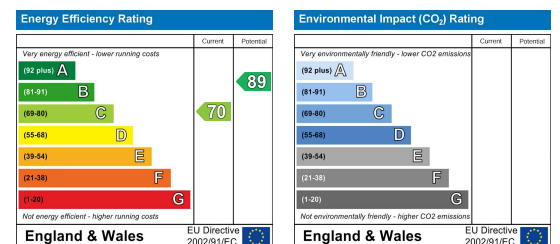
## Area Map



## Floor Plans



## Energy Efficiency Graph



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