



# 16 Beaufort Road

Rochester ME2 3SW

**Offers Around £450,000**



Nestled on the charming Beaufort Road in Strood, this stunning semi-detached house offers a perfect blend of modern living and convenience. Built in the 1970's, this property has been thoughtfully converted to provide a spacious and versatile home, boasting an impressive amount of square feet of living space. Upon entering, you are greeted by a welcoming entrance hall that leads to a cloakroom. The garage has been cleverly transformed into an additional room, which could serve as a fourth bedroom, study, or another reception area, catering to your lifestyle needs. The formal lounge provides a comfortable space for relaxation, while the rear reception room, technically a formal dining area, opens into a delightful conservatory, perfect for enjoying the garden views. The sleek, high-gloss white kitchen is centrally located, making it a hub for the whole family. The back of the garage has also been converted to, a handy utility area which adds practicality to daily living. The first floor features three well-proportioned bedrooms and a family bathroom, ensuring ample space for family or guests. Externally, the low-maintenance rear garden is designed for ease of enjoyment, featuring artificial grass, a patio, and decking, ideal for outdoor entertaining. A garden shed provides additional storage, and side access leads to the front of the property. The driveway accommodates parking for up to three cars, adding to the convenience of this lovely home. Situated in a sought-after location, this property offers easy access to the M2/A2 motorways and is surrounded by a wealth of amenities, including schools, shops, and bus routes. With a council tax band D, this home presents an excellent opportunity for those seeking a comfortable and well-connected lifestyle in Strood



# Area Map



# Floor Plans

**Ground Floor Building 1**

**Floor 1 Building 1**

**Ground Floor Building 2**

**Approximate total area<sup>10</sup>**

1282 ft<sup>2</sup>  
119 m<sup>2</sup>

**Reduced headroom**

8 ft<sup>2</sup>  
0.7 m<sup>2</sup>

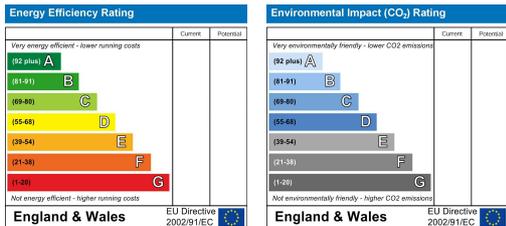
(1) Excluding balconies and terraces

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.

**GIRAFFE360**

# Energy Efficiency Graph



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