



**48 Gravesend Road, Rochester, ME2 3PJ**  
**Guide Price £675,000**



GUIDE PRICE £675,000 / £700,000

A well-presented double fronted and extended four-bedroom detached home that offers spacious internal and external space.


Upon entering the property, you are greeted by a useful enclosed porch leading to the entrance hall. The entrance hall opens onto a versatile play/family area leading to the large living room, which is open plan to the heart of the home, the modern and expansive kitchen/dining room which features an island with 5 ring gas hob, integrated appliances including a dishwasher and full size fridge and freezer. Additionally, the ground floor offers a sizable study/office, useful shower room, and a conservatory.

Moving to the first floor, you'll find four bedrooms, with bedroom 4 currently being utilised as a dressing room and the main bedroom boasting a modern en-suite shower room. The first floor is completed by a landing and a stylish modern family bathroom.

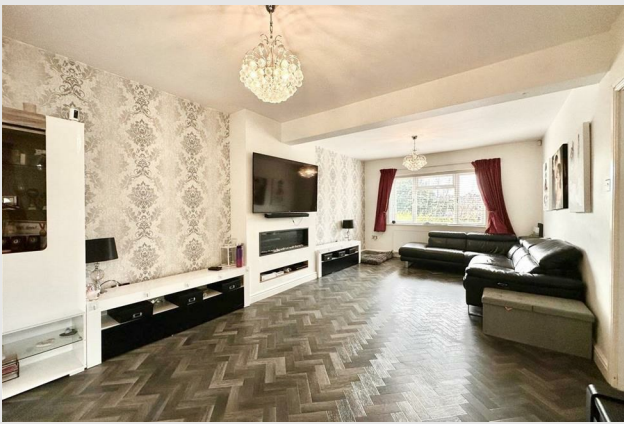
Externally, the property features a good sized driveway, while the generous sized rear garden extends to approx. 130' and includes an outdoor useful studio with power and lighting, making this great outdoor family space.

- **GUIDE PRICE £675,000 / £700,000**
- **Well Presented Detached Double Fronted Property**
- **Four Bedrooms**
- **Principal Bedroom With En Suite Shower Room**
- **Good Sized Living Room**
- **Spacious Open Plan Kitchen/Dining Room**
- **Generous Sized Study/Office**
- **Ground Floor Shower Room**
- **Modern First Floor Family Bathroom**
- **Rear Garden Extending to Approx. 130'**

#### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>77</b>
(55-68) <b>D</b>	<b>58</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	





### LOCAL AREA INFORMATION ON STROOD

Situated on the northwest bank of the River Medway, lies the residential town of Strood which is well placed for access to A2/M2 providing good links to the Kent Coast and London. Strood also benefits from its own train station providing high speed service to St Pancras, further regular services to London Stations, Maidstone, Tonbridge and the Dover.

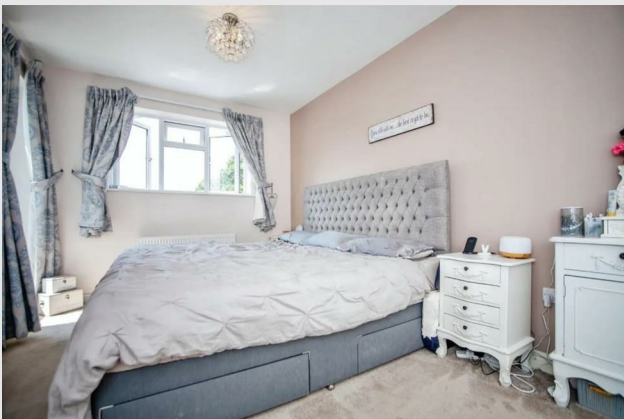
Strood town centre has a great range of shops, including well-known high street names that sit alongside many family-owned businesses. It also has a retail park where you can find major chain stores such as Matalan, Argos, B&M and much more, including free parking. Strood's closest town is Rochester. It is a popular tourist destination, boasting a wealth of historical attractions, including Rochester Castle, Rochester Cathedral, and Eastgate House. The town is home to several shops, restaurants, pubs, and bars. Rochester hosts annual festivals such as the Dickens Festival and Sweeps Festival.

The history of Strood dates back centuries as it has been dominated by the river, the bridges and the road and rail links. In the 13th century the Knights Templars would frequently visit Strood by stopping off at Temple Manor for fresh horses and rest breaks as they joined or returned from their crusades to the Holy Land.

Strood is also home to Medway Archives Centre. The Archives Centre is a great place to start if you are looking for local history, maps, or even family history when trying to locate the places where relatives would have lived or worked.

### ADDITIONAL INFORMATION

- Freehold
- Council Tax Band F
- EPC Rating D
- Double Glazing
- Gas Central Heating
- Loft - part boarded





Total floor area 176.7 sq.m. (1,902 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Purplebricks. Powered by www.focalagent.com

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