



Price
£650,000

Freehold

4x  1x  1x 

**The Shades, Strood,
Rochester, Kent, ME2**

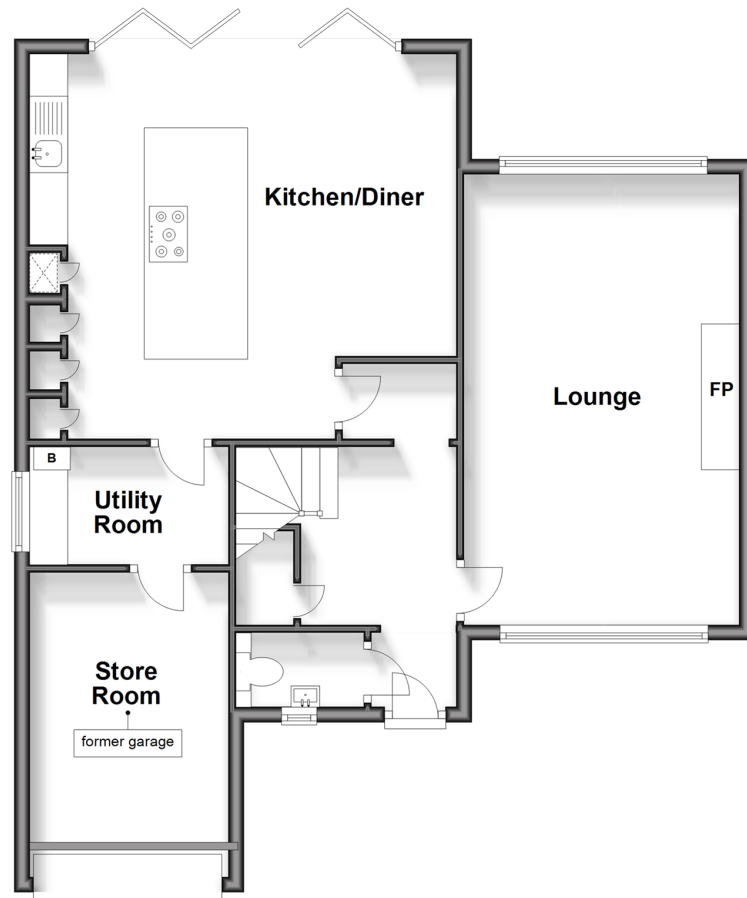
OVER 60?

Secure this property
for up to **59% less!**

Wards
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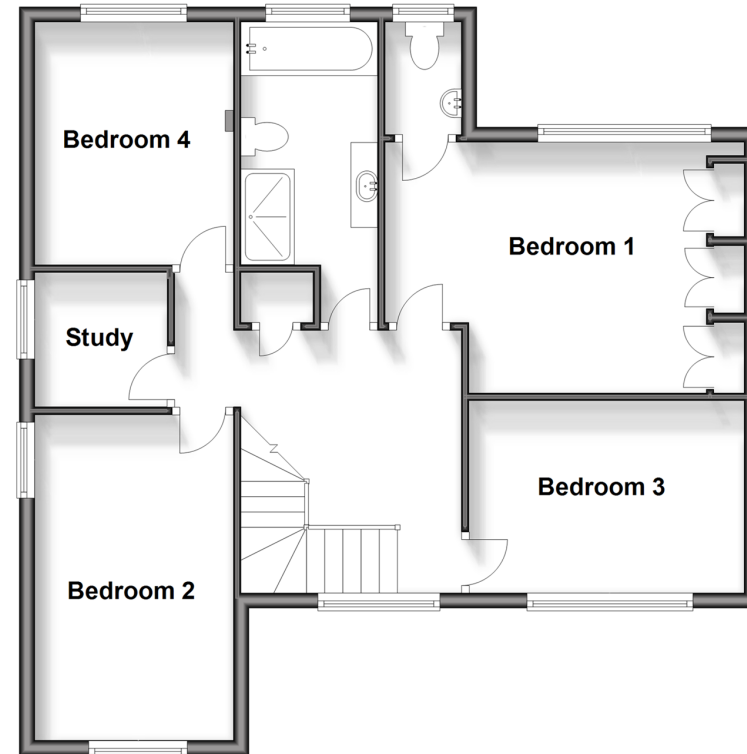
Ground Floor

Approx. 75.4 sq. metres (811.1 sq. feet)



First Floor

Approx. 68.6 sq. metres (738.4 sq. feet)



Accommodation

GROUND FLOOR

Entrance Hall
Cloakroom
Lounge: 18'9 x 11'9 (5.72m x 3.58m)
Kitchen/Diner: 18'2 x 16'4 (5.54m x 4.98m)
Utility Room: 8'11 x 8'11 (2.72m x 2.72m)
Store Room (Former Garage): 12'5 x 8'3 (3.79m x 2.52m)

FIRST FLOOR

Landing
Bedroom 1: 13'1 x 8'8 (3.99m x 2.64m)
En-Suite (Disconnected)
Bedroom 2: 12'8 x 9'9 (3.86m x 2.97m)
Bedroom 3: 11'8 x 8'6 (3.56m x 2.59m)
Bedroom 4: 10'5 x 9'6 (3.18m x 2.90m)
Study: 5'9 x 5'6 (1.75m x 1.68m)
Bathroom: 10'6 x 5'7 (3.20m x 1.70m)

OUTSIDE

Driveway
Rear Garden



Main features

- Extensively improved and modernised
- Established quiet location with good access to the A2/M2
- Landscaped rear garden, perfect for entertaining guests
- Close to amenities and schools
- Newly block paved driveway
- Electric charger point



Nearest Schools

Primary Schools: Bligh Junior School 0.7 miles, Elaine Primary 1.1 miles, Cedar Primary School 1.5 miles
 Secondary Schools: Strood Academy 0.7 miles, Abbey Court Community Special School 0.9 miles, Gad's Hill School 1.3 miles



Transport Information

Train Stations: Strood 2.0 miles, Higham 2.6 miles, Rochester 2.7 miles



Address

The Shades, Strood, Rochester, Kent, ME2



Directions

For directions to this property please contact us.



Wards
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Call Strood Branch 01634 716597 ■ wardsofkent.co.uk



- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.

EPC RATING

CURRENT:	POTENTIAL:
D(56)	D(66)

11846182/20240810/DV/DM