



Guide Price
£525,000

Freehold

4x  1x  2x 

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

OVER 60?

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

Wards
Helping you move forwards



Main features

- **Spacious family home in a sought after residential road**
- **Mature large garden, driveway and garage**
- **Lounge, dining room, conservatory with electric blinds**
- **Easy access to A2/M2, close to schools and amenities**
- **Potential for extension, subject to the necessary planning permission being obtained**
- **Downstairs cloakroom**

Accommodation

GROUND FLOOR

Entrance Hall
Cloakroom
Lounge : 19'0 x 12'0 (5.80m x 3.66m)
Dining Room : 11'6 x 9'0 (3.51m x 2.75m)
Conservatory : 10'4 x 9'7 (3.15m x 2.92m)
Kitchen : 11'5 x 9'5 (3.48m x 2.87m)

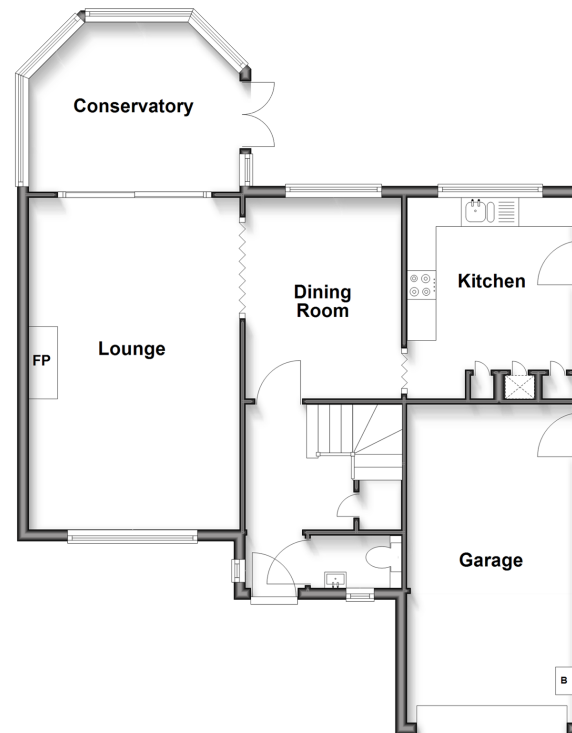
FIRST FLOOR

Landing
Bedroom 1 : 15'2 x 10'2 (4.63m x 3.10m)
Bedroom 2 : 12'0 x 8'8 (3.66m x 2.64m)
Bedroom 3 : 11'3 x 8'10 (3.43m x 2.69m)
Bedroom 4 : 9'7 x 8'1 (2.92m x 2.47m)
Bathroom : 8'0 x 5'0 (2.44m x 1.53m)

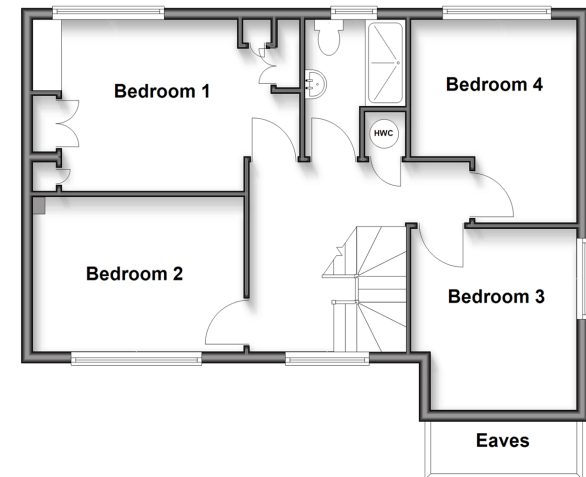
OUTSIDE

Driveway
Front Garden
Rear Garden

Ground Floor
Approx. 77.0 sq. metres (829.0 sq. feet)



First Floor
Approx. 56.9 sq. metres (612.4 sq. feet)



Call Strood - 01634 716597 ■ wardsofkent.co.uk

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.

- Appliances & services are untested, dimensions are approximate and floor plans are not to scale



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