



**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)

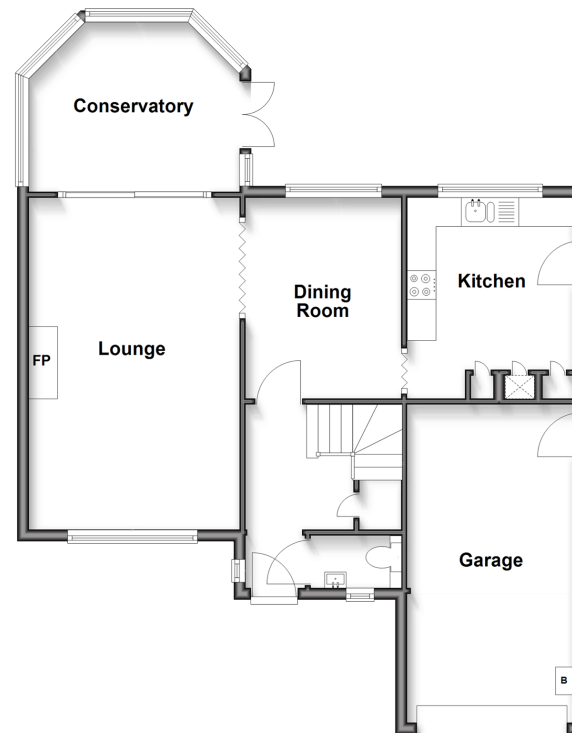
### FIRST FLOOR

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)

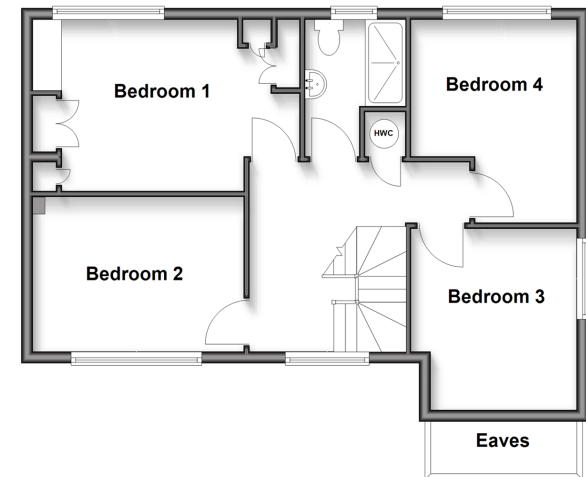
### OUTSIDE

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](http://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 50% less, by purchasing a Lifetime Lease

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