

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

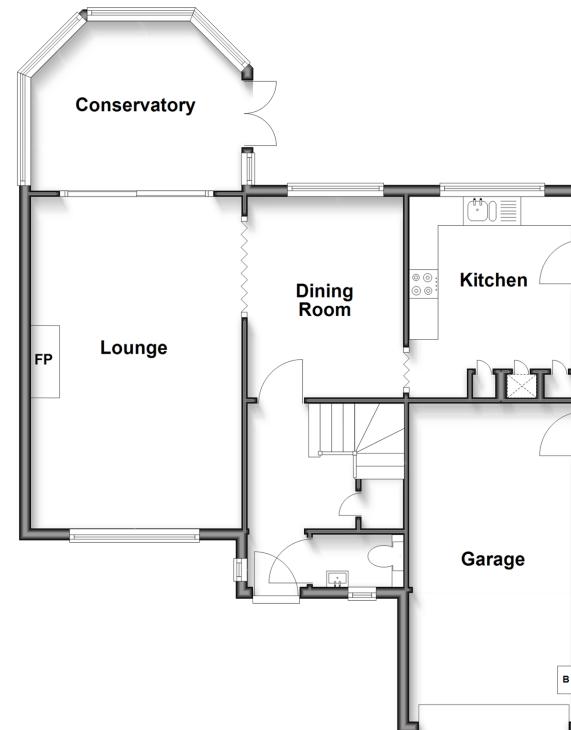
Landing
Bedroom 1 : 15'2 x 10'2 (4.63m x 3.10m)
Bedroom 2 : 12'0 x 8'8 (3.66m x 2.64m)
Bedroom 3 : 11'3 x 8'10 (3.43m x 2.69m)
Bedroom 4 : 9'7 x 8'1 (2.92m x 2.47m)
Bathroom: 8'0 x 5'0 (2.44m x 1.53m)

OUTSIDE

Driveway
Front Garden
Rear Garden

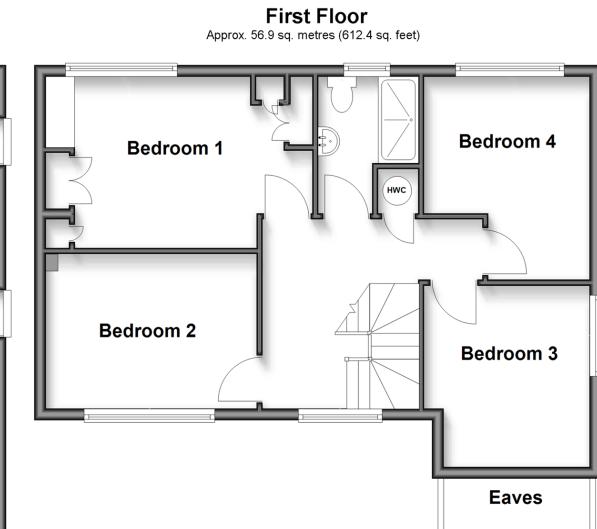
Ground Floor

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 50% less, by purchasing a Lifetime Lease

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

EPC RATING: CURRENT: D(60) POTENTIAL: C(75)

The Property Ombudsman

INVESTORS IN PEOPLE
1184560/20251212/JC/JC