



## 42 Templars Drive

Strood ME2 3FD

**Offers Around £425,000**



Nestled in the desirable area of Templars Drive, Strood, this modern detached house offers a perfect blend of comfort and convenience. Built in 2017 the property spans an impressive 1126 total square feet and features a well-designed layout that caters to contemporary living. Upon entering, you will be welcomed with a bright and airy hallway, followed by a spacious lounge that provides an ideal space for relaxation and entertaining, whilst having direct access and overlooking the rear garden. The modern kitchen/diner is a highlight of the home overlooking Larkin Farm, you will have access to picturesque scenes all year, making it the perfect location for family meals or gathering with friends. A convenient downstairs cloakroom adds to the practicality of the ground floor as well as ample storage under the stairs. The first floor comprises three well-proportioned bedrooms, including a master suite complete with an en-suite shower room for added privacy. The third bedroom is currently utilized as an office and dressing room, showcasing the versatility of the space to suit your lifestyle needs. The family bathroom has been modernised with a handheld shower and rain shower, ensuring facilities for all. Externally, the property boasts a lovely rear garden, featuring a combination of grass, patio, and decking areas, ideal for outdoor entertaining or simply enjoying the fresh air. The single garage, with its vaulted ceiling, provides excellent storage options, while the driveway accommodates two cars, enhancing the convenience of this home. With an EPC rating of B and situated within council tax band E, this property is not only modern and stylish but also energy-efficient. Its prime location offers easy access to local schools, shops, bus routes, train lines and motorway links, making it an excellent choice for families and commuters alike. This delightful home is ready to welcome its new owners, offering a wonderful opportunity in a thriving community.



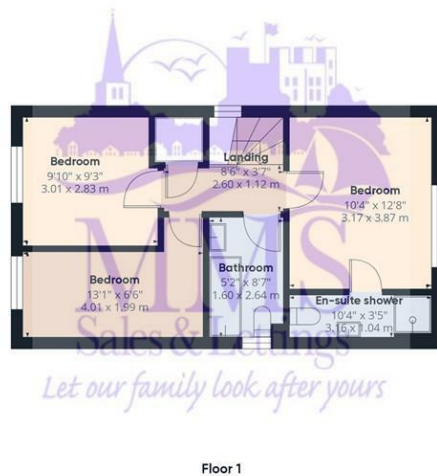
## Area Map



## Floor Plans



**Approximate total area<sup>(10)</sup>**  
1126.66 ft<sup>2</sup>  
104.67 m<sup>2</sup>



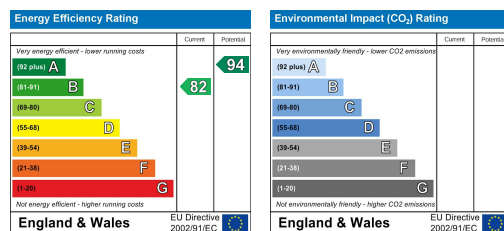
(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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