



## 3 Sandycroft Road

Strood ME2 3RX

**Guide Price £385,000**



GUIDE PRICE £385,000 - £395,000. CHAIN FREE. PROBATE GRANTED.

Nestled on the desirable Sandycroft Road in Strood, Rochester, this charming semi-detached house presents an excellent opportunity for families seeking a well-presented home. Spanning approximately 980 square feet, this property boasts three spacious reception rooms, providing ample space for relaxation and entertainment. The ground floor has been thoughtfully extended to include a second sitting room and a delightful breakfast area, perfect for enjoying morning meals with loved ones.

The residence features three comfortable bedrooms, making it ideal for family living. With a good sized family shower room, morning routines will be a breeze, ensuring convenience for all. The property is set within a generous plot, offering a large rear garden that invites outdoor activities and gardening enthusiasts alike. Parking is a notable advantage, with a shared driveway accommodating parking and access to the garage for additional storage or vehicle protection. Situated just off the ever-popular Brompton Farm Road, this home is conveniently located, providing easy access to local amenities and transport links.

The home has been extremely well maintained over the years, allowing for a smooth transition into your new home. Offered with no onward chain, this is an opportunity not to be missed. The property holds an EPC rating of D and falls within council tax band D, making it a practical choice for prospective buyers. Embrace the potential of this lovely family home and make it your own.





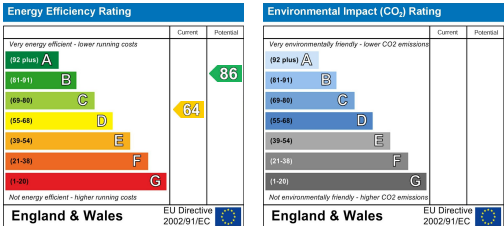
Area Map



Floor Plans

<p>Ground Floor Building 1</p>	<p>Floor 1 Building 1</p>	<p>Approximate total area<sup>®</sup> 1064.11 ft<sup>2</sup> 98.86 m<sup>2</sup></p>
<p>Ground Floor Building 2</p>		<p>(1) Excluding balconies and terraces</p> <p>While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.</p> <p>Calculations are based on RICS IPMS 3C standard.</p> <p>GIRAFFE360</p>

Energy Efficiency Graph



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