



## 263 Cliffe Road

Strood ME2 3NJ

**Offers Around £535,000**



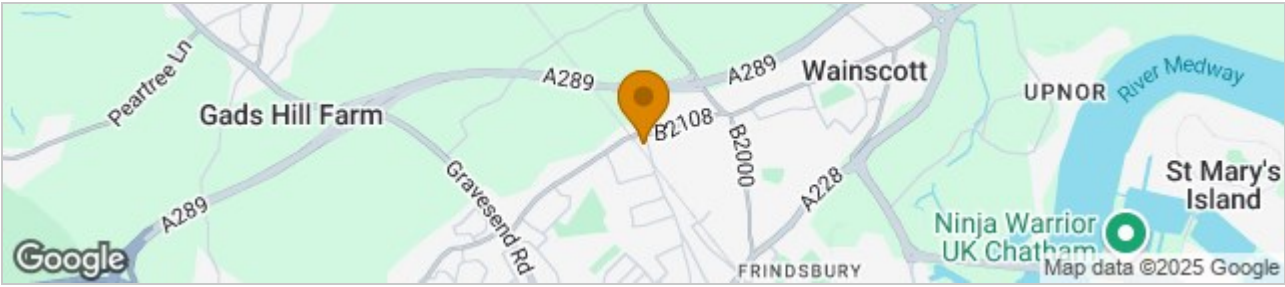
**\*\*NO CHAIN\*\*PARKING FOR 3 CARS\*\*LARGE REAR GARDEN\*\*FOUR GOOD SIZED BEDROOMS\*\***

Nestled on the charming Cliffe Road in Rochester, this delightful detached bungalow offers a perfect blend of comfort and convenience. Built in the 1930's, the property has been thoughtfully extended to provide a spacious living environment, boasting a generous amount of well-designed accommodation. The bungalow features two inviting reception rooms, including a formal lounge that exudes warmth and character, alongside a large dining area that seamlessly connects to a well-equipped kitchen. This layout is ideal for both entertaining guests and enjoying family meals. The property comprises four generously size bedrooms, ensuring ample space for family or guests. A family bathroom completes the interior, providing essential amenities. One of the standout features of this property is the extremely generous rear garden, which offers a wonderful outdoor space for relaxation, gardening, or play. The blocked-paved driveway accommodates up to three vehicles, providing convenient parking options. Situated in a sought-after location, this bungalow benefits from excellent motorway links, making commuting a breeze. Additionally, it is just a short drive to the town centre and local train stations, ensuring easy access to a variety of amenities. Families will appreciate the proximity to schools catering to all ages, making this an ideal home for those looking to settle in a vibrant community. With its charming features, spacious layout, and prime location, this detached bungalow on Cliffe Road is a fantastic opportunity for anyone seeking a comfortable family home in Rochester.

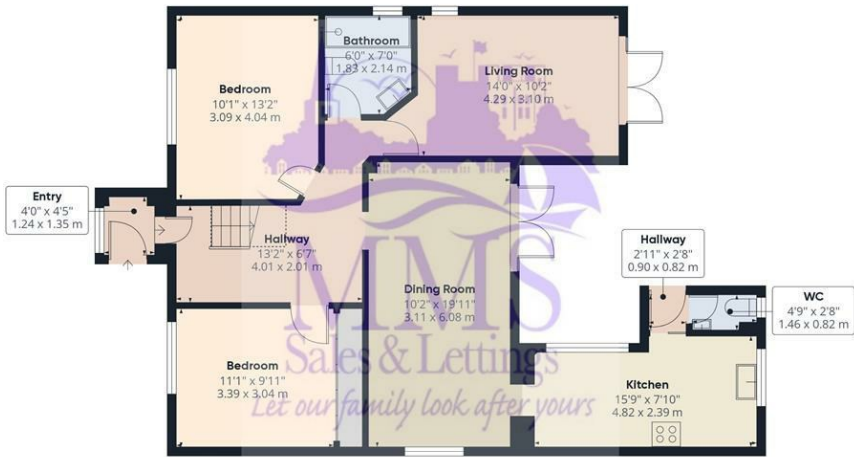




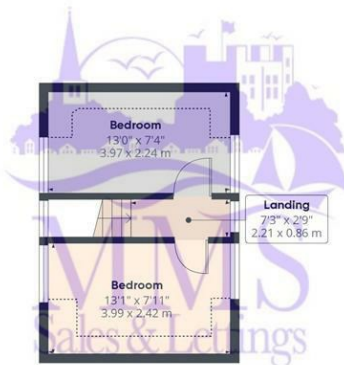
Area Map



Floor Plans



Ground Floor



Floor 1



Approximate total area<sup>(1)</sup>  
1155.94 ft<sup>2</sup>  
107.39 m<sup>2</sup>  
  
Reduced headroom  
65.81 ft<sup>2</sup>  
6.11 m<sup>2</sup>

(1) Excluding balconies and terraces

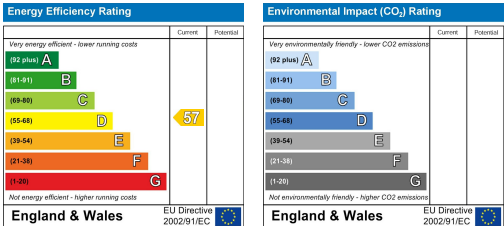
Reduced headroom  
Below 5 ft/1.5 m

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

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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