



## 7 Cadnam Close

Strood ME2 3TS

**Offers Over £375,000**



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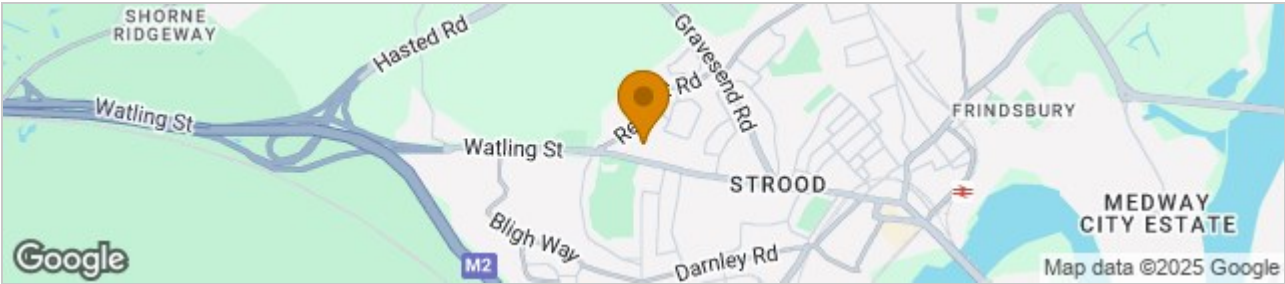
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Nestled in the desirable Cadnam Close, Strood, Rochester, this charming semi-detached house presents an excellent opportunity for those seeking a family home with potential. Boasting three well-proportioned bedrooms and a family bathroom, this property is perfect for families looking to settle in a welcoming community. Upon entering, you are greeted by a spacious entrance hall that leads to a comfortable lounge and a dining room, which seamlessly opens into a galley kitchen. The rear extension enhances the living space, providing a versatile reception area that can be tailored to your needs, and offer the potential to extend above subject to planning. Additionally, a lean-to extension offers a practical utility space, making everyday tasks more convenient. The first floor comprises three inviting bedrooms, ideal for restful nights and family living. Outside, the property features a generous rear garden, predominantly laid to lawn, complemented by a small patio area perfect for outdoor gatherings. A single garage and a driveway with space for up to four vehicles add to the convenience of this home. This property is offered with no onward chain, allowing for a smooth transition into your new abode. A boiler was fitted within the last year adding to the properties energy efficiency. The council tax band is rated D, making this home not only practical but also situated in a sought-after location with numerous amenities nearby. Whether you are looking to invest or create your dream family home, this extended semi-detached house on Cadnam Close is a must-see.





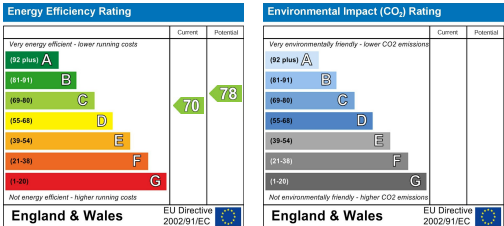
Area Map



Floor Plans

|                                       |                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|---------------------------------------|----------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b>Ground Floor</b> Building 1</p> | <p><b>Floor 1</b> Building 1</p> | <div><p><b>Approximate total area<sup>m</sup></b><br/>1145 ft<sup>2</sup><br/>106.4 m<sup>2</sup><br/><br/><b>Reduced headroom</b><br/>1 ft<sup>2</sup><br/>0.1 m<sup>2</sup></p></div> <div>(1) Excluding balconies and terraces</div> <div>Reduced headroom:<br/>..... Below 5 ft/1.5 m</div> <div>Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.</div> <div>GIRAFFE360</div> |
| <p><b>Ground Floor</b> Building 2</p> |                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |

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 firms employment has the authority to make or give any representation or warranty in respect of the property.