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REEVE



154 Watling Street

Strood • Rochester

Price: £400,000



154, Watling Street, Strood, ME2 3QL
£400,000

- 3 BEDROOM DETACHED, PERIOD FAMILY HOME
- PRICE RANGE £400,000 TO £425,000
- REAR GARDEN OF APPROX. 100' IN DEPTH
- GARAGE TO FRONT AND DRIVEWAY
- NO ONWARD CHAIN!!!
- FANTASTIC LOCATION FOR MAIN ROADS, SCHOOLS AND MOTORWAYS
- EPC RATING "D"; COUNCIL TAX BAND "F"
- APPROX. 1268 SQ FT
- SPACIOUS ACCOMMODATION

PRICE RANGE £400,000 TO £425,000

Nestled on the charming Watling Street in Strood, Rochester, this delightful detached house offers a perfect blend of character and modern living. Spanning an impressive 1,265 square feet, the property boasts two spacious reception rooms, ideal for both entertaining guests and enjoying quiet family evenings.

With three well-proportioned bedrooms, this home provides ample space for a growing family or those seeking a comfortable retreat. The single bathroom is conveniently located, ensuring ease of access for all residents.

Constructed in the 1930s to 1950s, the house retains a sense of timeless elegance while offering the potential for personalisation to suit your tastes. The exterior features a generous parking area that accommodates up to three vehicles, a rare find in this desirable location.

Strood is known for its vibrant community and excellent transport links, making it an ideal choice for commuters and families alike. This property presents a wonderful opportunity to create lasting memories in a home that combines space, comfort, and convenience. Don't miss the chance to make this charming house your new home.

Porch

9'11" x 5'2" (3.03m x 1.60m)

Double glazed sliding patio door, double glazed windows to front and side. Hardwood door to :



Entrance Hall

11'8" x 11'2" (3.56m x 3.41m)

Stair case to first floor. Radiator. Under stairs storage cupboard.

Lounge

16'9" into bay x 11'10" (5.12m into bay x 3.63m)

Double glazed bay window to front, radiator.

Dining Room

13'11" x 11'10" (4.26m x 3.63m)

Double glazed French doors to rear, radiator.

Kitchen

11'10" x 9'1" (3.63m x 2.78m)

Double glazed windows to side and rear. White fitted kitchen comprising base and eye level units with work surfaces over. Built in electric oven and hob.

Rear Lobby

Door to rear garden, double glazed window to side. Space and plumbing for washing machine.

WC

Frosted double glazed window to rear. White low level WC.

Landing

Double glazed window to side.

Bedroom 1

17'5" into bay x 11'10" max (5.31m into bay x 3.63m max)

Double glazed bay window to front, radiator. Built in wardrobes.

Bedroom 2

9'10" x 8'7" (3.00m x 2.62m)

Double glazed window to rear, radiator, built in wardrobe.

Bedroom 3

11'11" x 8'0" (3.65m x 2.44m)

Double glazed window to rear. Radiator.

Bathroom

Frosted double glazed window to rear. White suite comprising panelled bath, vanity unit with inset sink unit and low level WC, Access to loft space. Radiator.

Rear Garden

Approx. 100' in depth, mainly laid to lawn with established plants and shrubs. A number of timber outbuildings. Fenced and hedged to boundaries. Side pedestrian access.

Frontage

Block paved driveway.



Garage

Metal up and over door.

NB

HARRISONS REEVE recommend a panel of solicitors, including V E White And Co, Burtons Solicitors, Hawkrige and Company and Apex Law as well as the services of Henchurch Lane Financial Services, for which we may receive a referral fee of £150 plus VAT per transaction.

Member agent

The agent is a member of The Property Ombudsman Limited, which is a redress scheme, and Propertymark, which is a client money protection scheme.

Important Notice

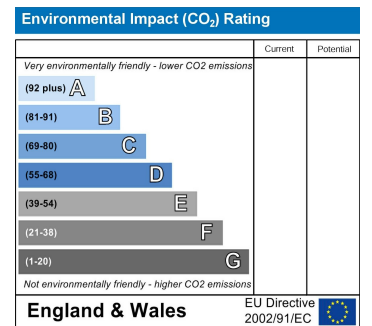
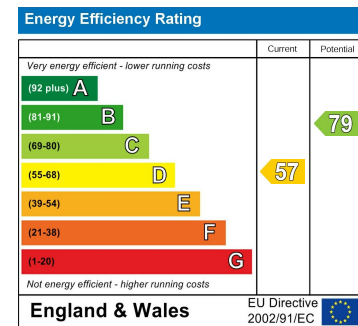
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2. It should not be assumed that the property has all necessary planning, building regulations or other consents and Harrisons Reeve have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise

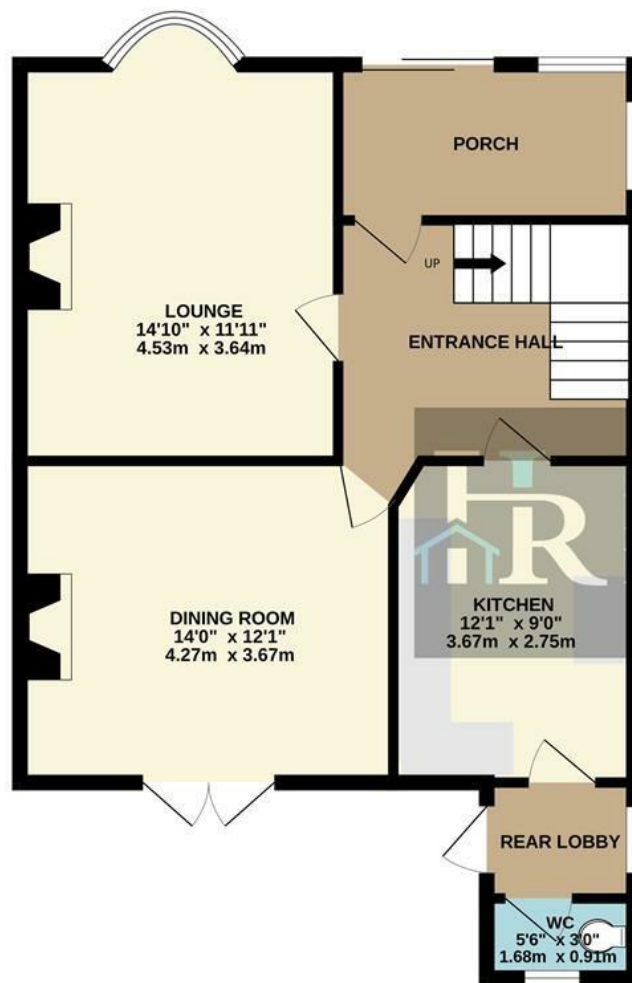
AML Charges

Should a purchaser(s) have an offer accepted on a property marketed by Harrisons Reeve, the purchaser(s) will need to undertake an identification check. This is carried out in order to meet our obligation under the Anti Money Laundering Regulations (AML) and is a legal requirement. Whilst we do request and check ID documents, we also use a third-party service to verify your identity. The cost of these checks is £15 inc VAT per purchaser, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable under any circumstances.

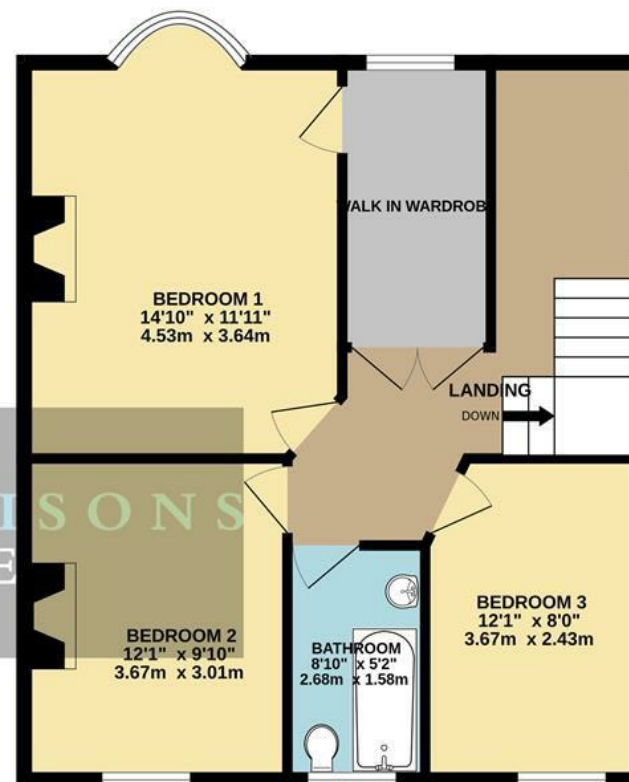


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GROUND FLOOR
653 sq.ft. (60.6 sq.m.) approx.



1ST FLOOR
612 sq.ft. (56.9 sq.m.) approx.



TOTAL FLOOR AREA : 1265 sq.ft. (117.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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