



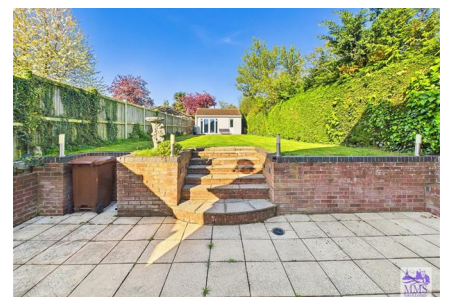
17 Lynors Avenue

Strood ME2 3NQ

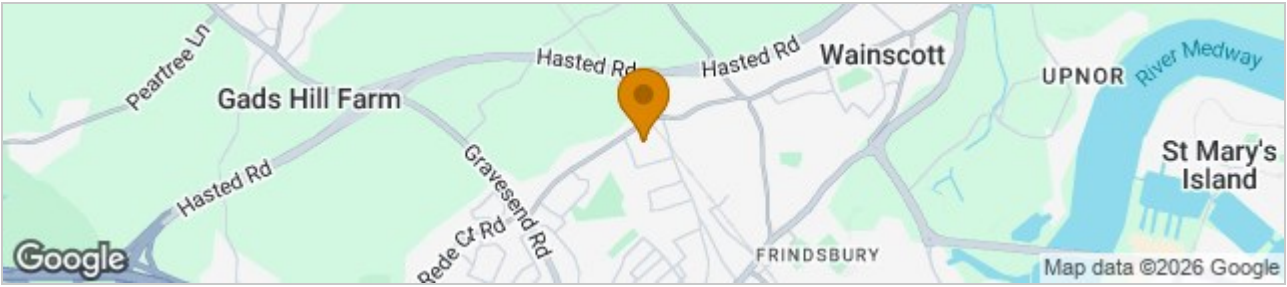
Offers Around £575,000



Nestled in the desirable Lynors Avenue, Strood Rochester, this charming detached bungalow offers a unique opportunity for those seeking a spacious and versatile home. This property boasts an impressive amount of square feet of living space, making it ideal for large families or those looking for extra space. Upon entering, you are greeted by a welcoming entrance hall that leads to a well-appointed kitchen, a convenient shower room, and a large lounge and dining area which are perfect for entertaining and over looks the rear garden. The bungalow features three generously sized bedrooms on the ground floor, a fourth double on the first floor with an additional versatile room that could serve as a dressing room or study. This area offers access to a further impressive loft space with potential to convert (subject to planning) to further enhance the home. Externally, the property is equally impressive, featuring a substantial rear garden that is beautifully landscaped with a patio and lush lawn, all enclosed by fencing and hedging for added privacy. Side access leads to the front, where you will find an outhouse currently utilised as a gym, complete with a separate storage area. With parking available for up to two vehicles plus the garage with integral access, and the added benefit of no onward chain, this bungalow is not only practical but also conveniently located near schools, shops, and motorway links. The property is EPC rated D and falls within council tax band D, making it an attractive option in a sought-after area. This is a rare opportunity to acquire a larger converted bungalow in a prime location, perfect for modern living.



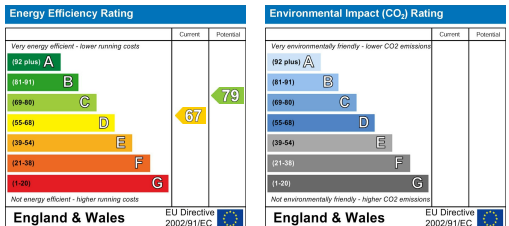
Area Map



Floor Plans

<p style="text-align: center;">Ground Floor Building 1</p>	<p style="text-align: center;">Floor 1 Building 1</p>	<p style="text-align: center;">Approximate total area⁰ 2411 ft² 223.9 m²</p> <p style="text-align: center;">Reduced headroom 628 ft² 58.3 m²</p>
<p style="text-align: center;">Ground Floor Building 2</p>	<p style="text-align: center;">(1) Excluding balconies and terraces</p> <p style="text-align: center;">Reduced headroom ----- Below 5 ft/1.5 m</p> <p style="font-size: small;">Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.</p> <p style="text-align: right; font-size: x-small;">GIRAFFE360</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 appliances or fittings have been tested by MMS. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property or items contained.