



Lancelot Avenue, Rochester, ME2 2YX
Offers Over £690,000



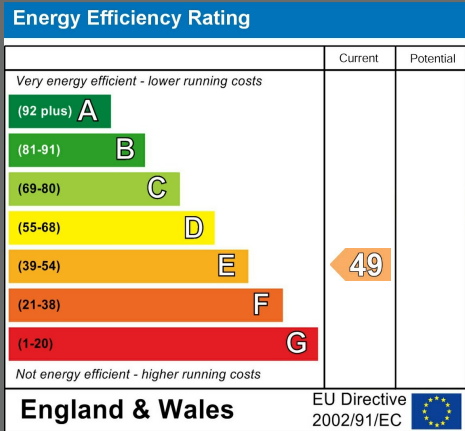
DETACHED PRESTIGIOUS NEW HOME - Lancelot Avenue in the charming town of Rochester, this stunning detached house offers a remarkable blend of modern elegance and spacious living. Originally a two-bedroom bungalow, this property has been expertly transformed into a magnificent four-bedroom home, boasting an impressive 2,061 square feet of living space. Built in 1930, the house has been meticulously re-styled and extended, ensuring that every detail reflects contemporary sophistication.

The heart of the home is undoubtedly the expansive kitchen, which features a fabulous media wall and offers flexibility for furnishings to suit your personal style. Each of the four bedrooms is generously sized, with three of them benefiting from luxurious en-suite bathrooms, providing both comfort and convenience for family and guests alike.

The property is adorned with state-of-the-art decor and high-quality finishes, with careful attention paid to the electrics and lighting throughout. The outdoor space is equally impressive, featuring a beautifully landscaped garden with two low-level tiers and a vast garden room that can serve multiple purposes, including additional storage. The garden room benefits from fibre broadband, lighting and power.

This indulgent home is a true gem, and we invite you to experience its beauty firsthand. An open day is scheduled for prospective buyers, and we encourage you to contact us to arrange a viewing or to discuss the finer details of this exceptional property. Do not miss the opportunity to make this exquisite house your new home.

- INCREDIBLE DETACHED HOME
- Desired Strood Location
- Newly Developed To Incredible Standard
- New Water, Heating, Electrics Throughout
- New FENSA Windows
- Huge Office/Gym Space With All Amenities
- Private Guarantees And Warranties Available
- Stunning Garden And Off Road Parking
- LVT Flooring
- EPC Awaited





LOCAL AREA INFORMATION ON STROOD

Situated on the northwest bank of the River Medway, lies the residential town of Strood which is well placed for access to A2/M2 providing good links to the Kent Coast and London. Strood also benefits from its own train station providing services to London Stations, Maidstone, Tonbridge and the Dover.

Strood town centre has a great range of shops, including well-known high street names that sit alongside many family-owned businesses giving Strood a reputation for quality, value and friendly service.

It also has a retail park where you can find major chain stores such as Matalan, Argos, B&M and much more, including free parking.

The history of Strood dates back centuries as it has been dominated by the river, the bridges and the road and rail links. In the 13th century the Knights Templars would frequently visit Strood by stopping off at Temple Manor for fresh horses and rest breaks as they joined or returned from their crusades to the Holy Land.

Medway Archives

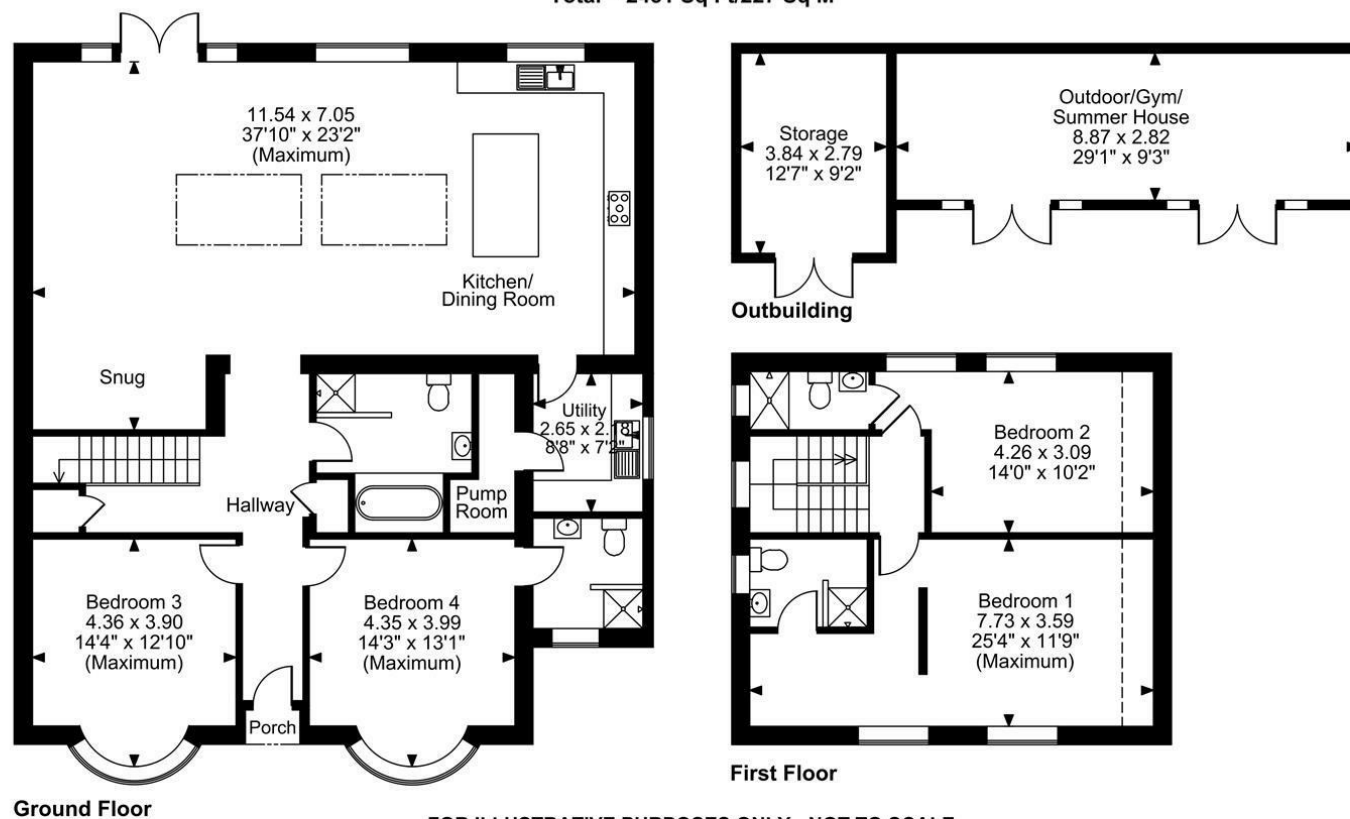
Strood is also home to Medway Archives Centre. The Archives Centre is a great place to start if you are looking for local history, maps, or even family history when trying to locate the places where relatives would have lived or worked.

ADDITIONAL INFORMATION

Stunning Redeveloped And Extended House
Brick And Composite Weatherboarding
Council Tax Band D
EPC Rating C
UPVC Double Glazing
Gas Central Heating
Fibre, Lighting and Power To Garden Rooms



Lancelot Avenue, Rochester
Approximate Gross Internal Area
Main House = 2061 Sq Ft/191 Sq M
Outbuilding = 390 Sq Ft/36 Sq M
Total = 2451 Sq Ft/227 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.
 □ □ □ □ Denotes restricted head height
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