



Guide Price
£525,000

Freehold

4x  2x  1x 

**The Shades, Strood,
Rochester, Kent, ME2**

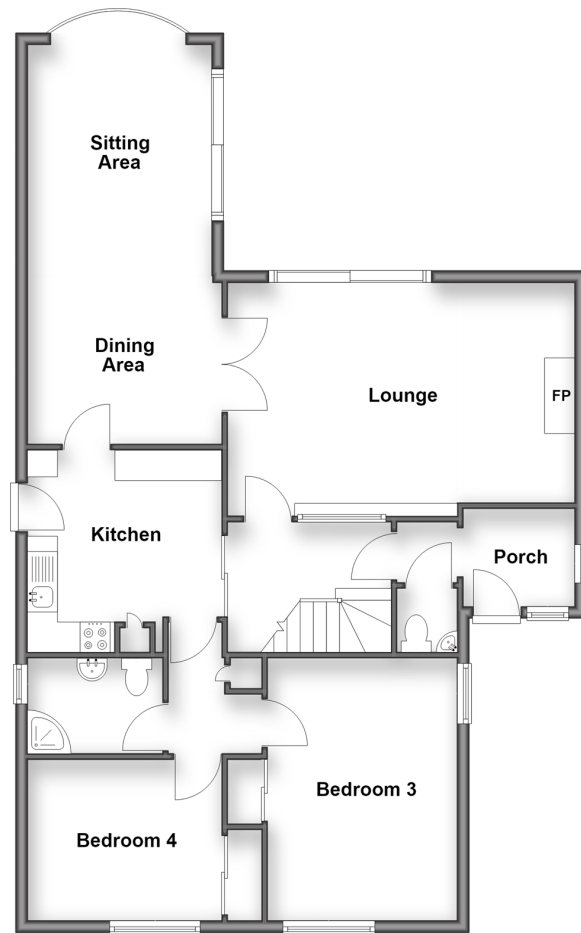
OVER 60?

Secure this property
for up to **59% less!**

Wards
Helping you move forwards

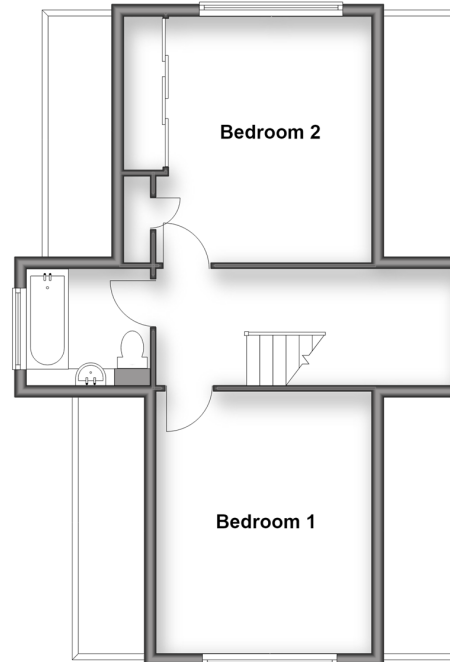
Ground Floor

Approx. 98.3 sq. metres (1058.0 sq. feet)



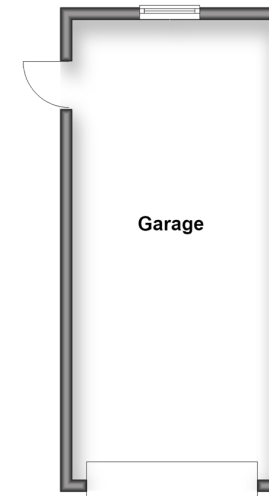
First Floor

Approx. 47.0 sq. metres (506.2 sq. feet)
(excluding unnamed room, unnamed room, unnamed room, unnamed room)



Outbuilding

Approx. 25.1 sq. metres (270.3 sq. feet)



Accommodation

GROUND FLOOR

Entrance Porch
Entrance Hall
Cloakroom
Lounge : 19'4 x 12'2 (5.90m x 3.71m)
Sitting Area/Dining Area: 21'8 x 10'8 (6.61m x 3.25m)
Kitchen : 11'0 x 10'8 (3.36m x 3.25m)
Bedroom 3 : 15'2 x 10'7 (4.63m x 3.23m)
Bedroom 4 : 10'8 x 9'3 (3.25m x 2.82m)
Shower Room: 7'7 x 5'1 (2.31m x 1.55m)

FIRST FLOOR

Landing
Bedroom 1 : 15'3 x 13'1 (4.65m x 3.99m)
Bedroom 2 : 13'2 x 10'6 (4.02m x 3.20m)
Bathroom : 6'8 x 6'5 (2.03m x 1.96m)

OUTBUILDING

Garage : 24'9 x 11'2 (7.55m x 3.41m)

OUTSIDE

Driveway
Front Garden
Rear Garden



Main features

- Extended detached 4 bedroom family home
- Lounge and dining/sitting area
- 2 bathrooms
- Detached garage, driveway for several cars and mature rear garden
- Close to amenities and schools
- Easy access to A2/M2 and the town centre



Nearest Schools

Primary Schools: Bligh Junior School, Elaine Primary, Gordon Primary
 Secondary Schools: Strood Academy, Sir Joseph Williamson Mathematical School for Boys, The Rochester Grammar School for Girls



Transport Information

Train Stations: Strood 2.0 miles, Higham 2.6 miles, Rochester 2.7 miles



Address

The Shades, Strood, Rochester, Kent, ME2



Directions

For directions to this property please contact us.



Wards
Helping you move forwards

Call Strood Branch 01634 716597 ■ wardsofkent.co.uk



■ If buying to rent, please check if Local Authority licensing schemes apply before proceeding

■ Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease



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