



Guide Price
£325,000

Freehold

3x  1x  1x 

**Elaine Avenue, Strood,
Rochester, Kent, ME2**

OVER 60?

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

Wards
Helping you move forwards



Main features

- Improved 3 bedroom family home
- Easy access to A2/M2 and close to primary and secondary schools
- Large garden offering the potential to extend, subject to the necessary planning
- Driveway to front
- Open plan lounge and kitchen/diner
- Downstairs cloakroom, front entrance porch

Accommodation

GROUND FLOOR

Entrance Porch
Lounge : 15'7 x 10'10 (4.75m x 3.30m)
Cloakroom
Kitchen/Dining Area: 15'7 x 11'1 at widest point (4.75m x 3.38m)

FIRST FLOOR

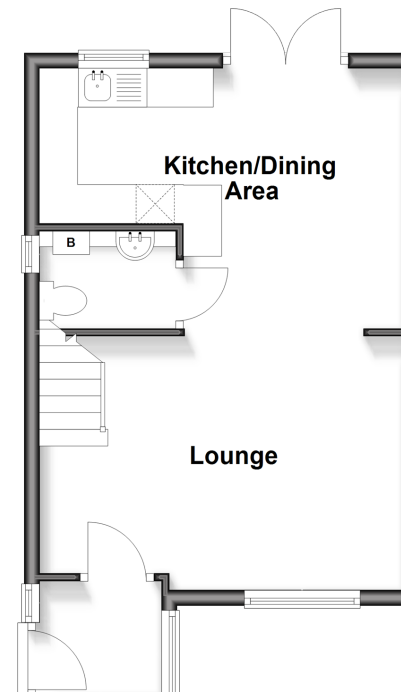
Landing
Bedroom 1 : 11'2 x 9'10 (3.41m x 3.00m)
Bedroom 2 : 9'1 x 7'7 (2.77m x 2.31m)
Bedroom 3 : 10'10 x 7'8 (3.30m x 2.34m)
Bathroom : 5'5 x 5'3 (1.65m x 1.60m)

OUTSIDE

Driveway
Rear Garden

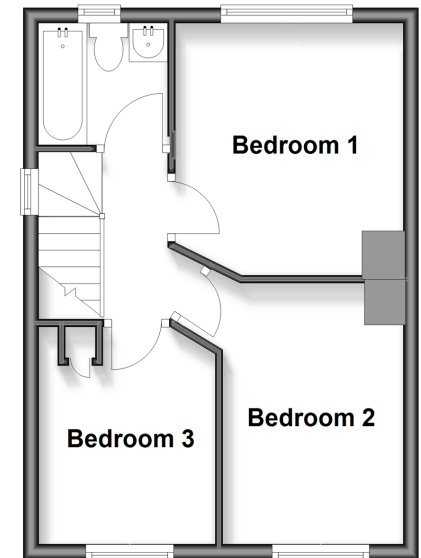
Ground Floor

Approx. 34.1 sq. metres (367.2 sq. feet)



First Floor

Approx. 32.0 sq. metres (344.1 sq. feet)



Call Strood - 01634 716597 ■ wardsofkent.co.uk

■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
■ Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 50% less, by purchasing a Lifetime Lease.

■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale



11846632/20250924/JC/JC