



£280,000 (Guide Price)

Carnation Road, Rochester, Kent





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Upon entering this charming three-bedroom semi-detached family home, you are welcomed into a spacious hallway that sets the tone for the rest of the property. The ground floor features two inviting reception rooms, offering versatile spaces perfect for both relaxing and entertaining. The kitchen, located at the rear of the house, provides ample potential for personalisation, allowing you to design a culinary space that suits your taste and lifestyle.

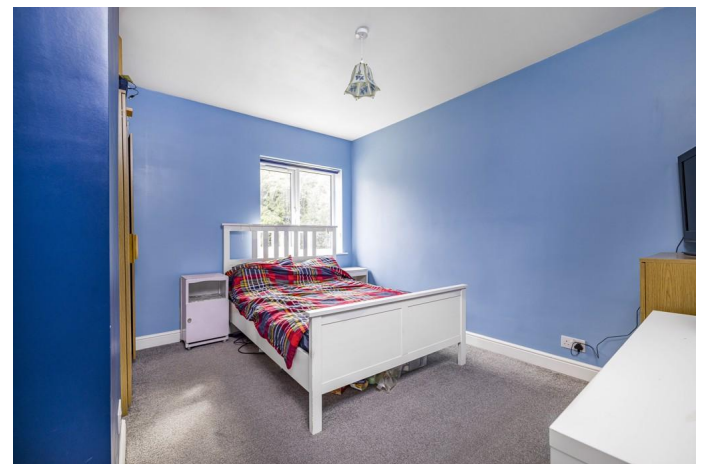
As you make your way upstairs, you'll find two generous double bedrooms, each filled with natural light and offering ample storage space. Additionally, there is a cosy single bedroom, ideal for a child's room, guest accommodation, or a home office. The main bathroom, also located on this floor, provides a practical and private space for family needs.

The star of the show is undoubtedly the expansive garden, a rare and delightful feature for any home. This large outdoor space is a true blank canvas, perfect for those with a passion for gardening or for families looking to create an outdoor haven. Whether it's summer barbecues, children's playtime, or simply enjoying a quiet cup of tea in the fresh air, this garden offers endless possibilities for outdoor living.

Located on Carnation Road in Strood, this property enjoys an enviable setting close to the Rede Common Nature Reserve, perfect for dog walks and leisurely strolls with the family. Strood High Street and the mainline station are just a short drive away, with ample on-site parking facilities nearby. For rail commuters, the fast train from Strood mainline station takes around forty minutes to reach central London, making it an excellent choice for those working in the city. The property also boasts easy access to the M2/A2, meaning you can be headed towards London in just five to ten minutes.

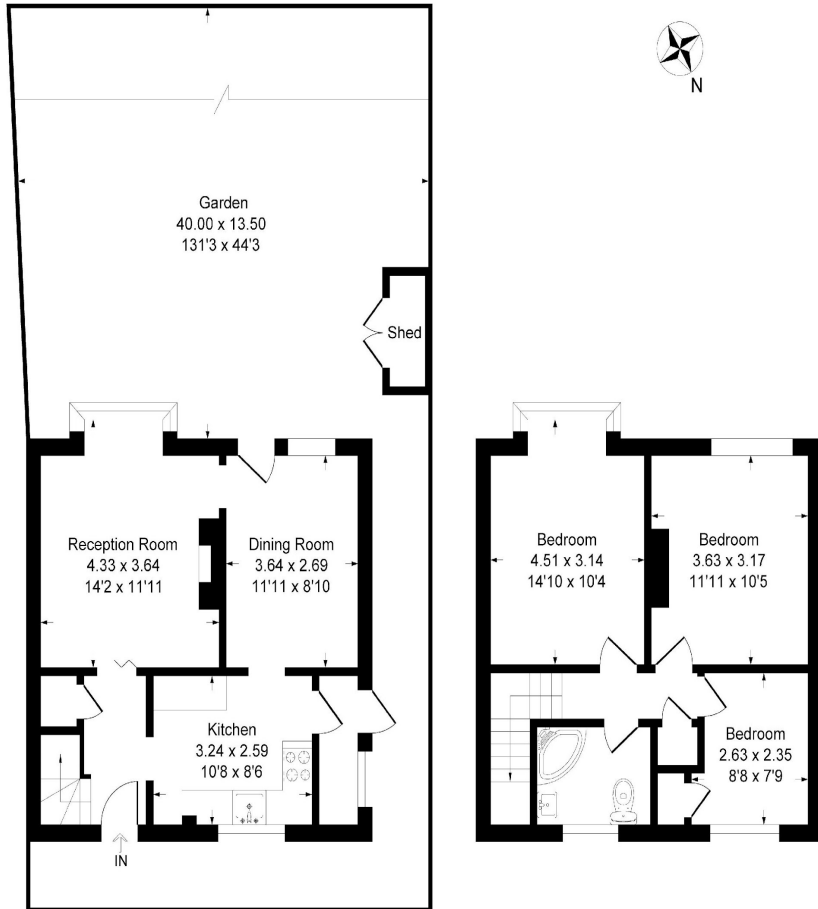
Situated within the catchment area of multiple schools and with Strood town centre only a short walk away, this home is perfect for first-time buyers, families, or anyone looking for a convenient and well-connected location. With its spacious layout, fantastic garden, and prime setting, this property offers a holistic living experience, blending comfort, convenience, and potential for future customisation. It's not just a house; it's the perfect canvas to create a lifelong family home.





Carnation Road, Rochester, ME2

Approximate Gross Internal Area 85.6 sq m / 922 sq ft



Ground Floor

First Floor

This Plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions shapes and compass bearings before making any decisions reliant upon them. Produced by Squarefootphoto.co.uk

Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			85
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.