



 4
Bedrooms

 4
Bathrooms




Just WOW! Don't judge a book by it's cover, this terraced house is the same size as many local detached houses and is decorated beautifully throughout. **don't just take our word for it, this is what the sellers have to say.....** 'Some of the key things we love about our modern house with some highlights of character is the bright airy spacious bedrooms especially on the top floor which gives us as parents that extra personal space to switch off. The garden that is not overlooked, which adds that extra bit of privacy that you don't normally get with new builds and the location, we have such a lovely community feel here with brilliant walks nearby that lead into the north Kent downs'.

On the ground floor there is a downstairs w/c opposite the very modern and well stocked integrated kitchen and dining room followed by the large living room which looks out onto the garden through the patio doors that allow the light to flood in. On the first floor we have bedrooms 2, 3 and 4 plus the family bathroom. Each bedroom is a very spacious double and bedroom 2 also benefits from the first of the en-suites and a built in wardrobe. Perfect for guests staying over. On the second floor we have the Master Bedroom and en-suite shower room, this bedroom is frankly huge and again is flooded by light from the velux windows to the rear and window to the front. There is also the added benefit of built in wardrobes. With resident parking to the front and a private and enclosed garden to the rear what more could you possibly want. This is definitely a property that needs to be viewed to be appreciated.

At the base of the North Downs and known locally as the 'Blue Lake' St Andrews Park boasts its own watersports centre offering canoes, paddle board, sailing and a giant inflatable aquapark obstacle course, pedalos etc. The Lake also offers fishing, diving and open water swimming and beach yoga. The Mischicks day spa offers something a little more relaxing and there are even stunning floating lodges complete with private hot tubs. Halling Village benefits from a selection of local shops and services, Ofsted rated Good Primary School and a bus service into either Strood town centre, or West Malling. Nearby Snodland has a post office and supermarkets. There is easy access to the A228 that leads through to both the M20 and M2, whilst the local Halling railway station is close by. The nearby Medway Valley offers a large cinema, gym, 10 pin bowling and dining out. The nearby historic Rochester and West Malling both offer a great selection of pubs, bars and restaurants.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B	82	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC 	

Address: Halling, ME2



