



Price
£850,000

Freehold

4x  2x  3x 

**Cooling Road, High
Halstow, Rochester,
Kent, ME3**

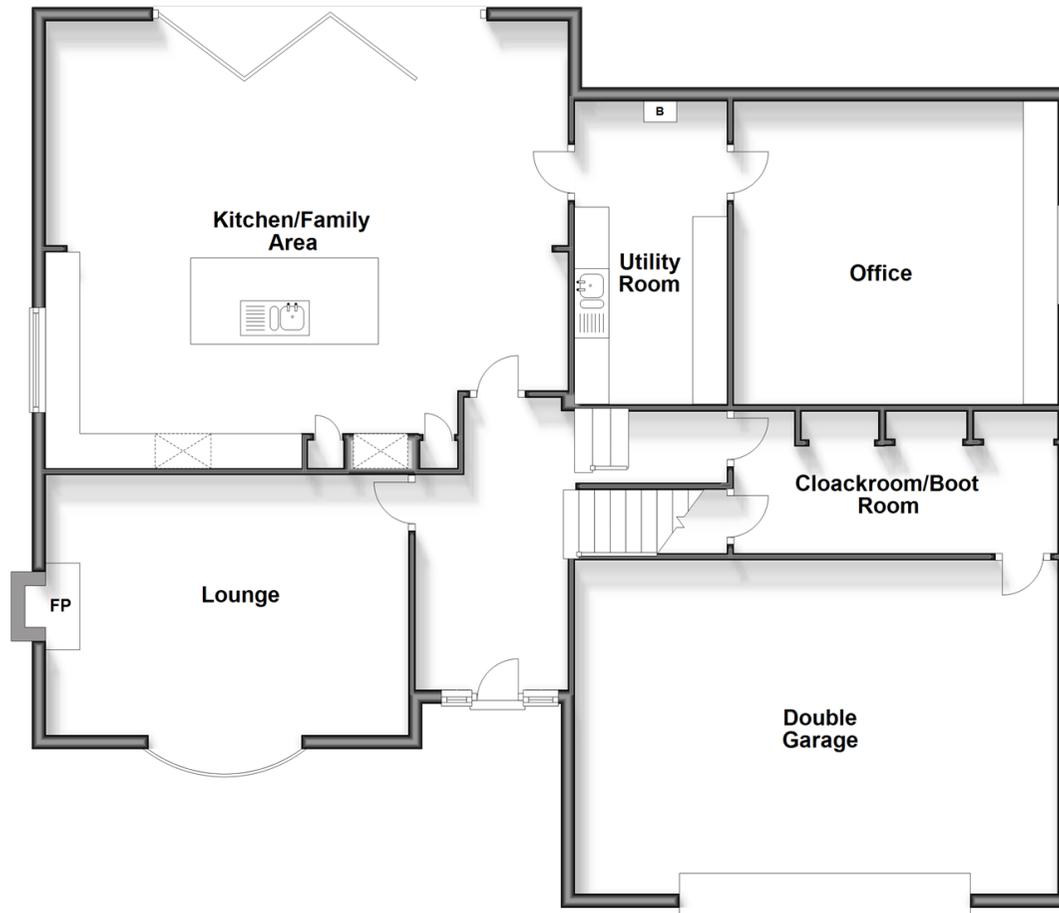
OVER 60?

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

Wards
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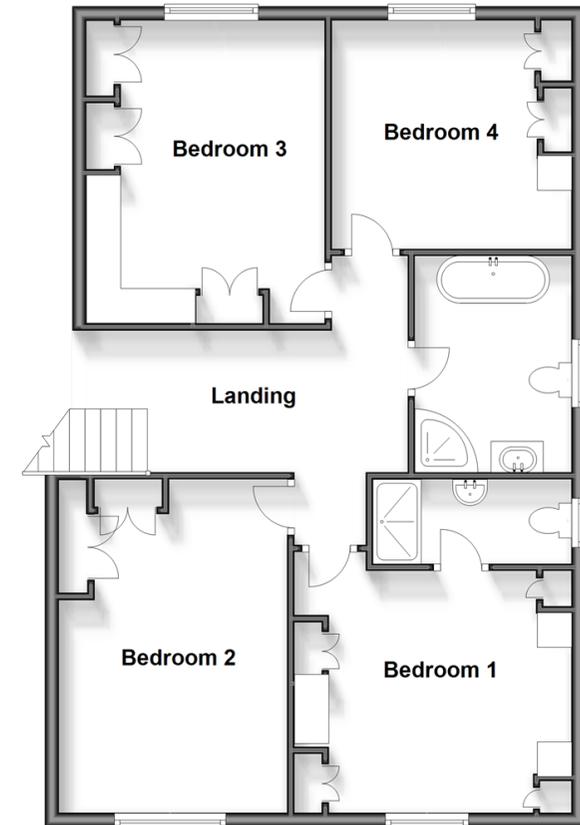
Split Level Ground Floor

Approx. 158.3 sq. metres (1703.4 sq. feet)



First Floor

Approx. 82.6 sq. metres (889.1 sq. feet)



Accommodation

SPLIT LEVEL GROUND FLOOR

Entrance Hall
Cloakroom/Boot Room : 15'6 x 7'1 (4.73m x 2.16m)
Kitchen/Family Area: 24'10 x 22'0 (7.57m x 6.71m)
Utility Room : 14'4 x 7'2 (4.37m x 2.19m)
Office : 15'2 x 12'7 (4.63m x 3.84m)
Lounge : 17'4 x 12'3 (5.29m x 3.74m)

FIRST FLOOR

Landing
Bedroom 1 : 13'4 x 11'4 (4.07m x 3.46m)
En-Suite Shower Room
Bedroom 2: 15'1 x 11'0 (4.60m x 3.36m)
Bedroom 3: 15'9 x 9'5 (4.80m x 2.87m)
Bedroom 4: 11'6 x 11'6 (3.51m x 3.51m)
Bathroom : 10'4 x 7'3 (3.15m x 2.21m)

OUTSIDE

Driveway
Double Garage
Rear Garden



Main features

- Stunning panoramic countryside views towards River Thames
- 4 double bedrooms, en-suite shower room
- Office, double garage, 15' boot room/cloakroom
- Plans for further extension to first floor available
- Modern 24' kitchen/family area ideal for entertaining
- Close to primary schools as well as transport links to the A2/M2



Nearest Schools

Primary Schools: High Halstow Primary, Hoo St Werburgh Primary and Marlborough Centre, Chattenden Primary
Secondary Schools: The Hundred of Hoo Comprehensive School



Transport Information

Train Stations: Chatham 4.9 miles, Strood 5.6 miles, Rainham 6.1 miles



Address

Cooling Road, High Halstow, Rochester, Kent, ME3



Directions

For directions to this property please contact us.



Wards
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Call Strood Branch 01634 716597 ■ wardsofkent.co.uk



- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.

EPC RATING

CURRENT: D(57) POTENTIAL: C(71)

11845950/20240123/DV/JC