



**Price**  
**£850,000**

**Freehold**

4x  2x  3x 

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

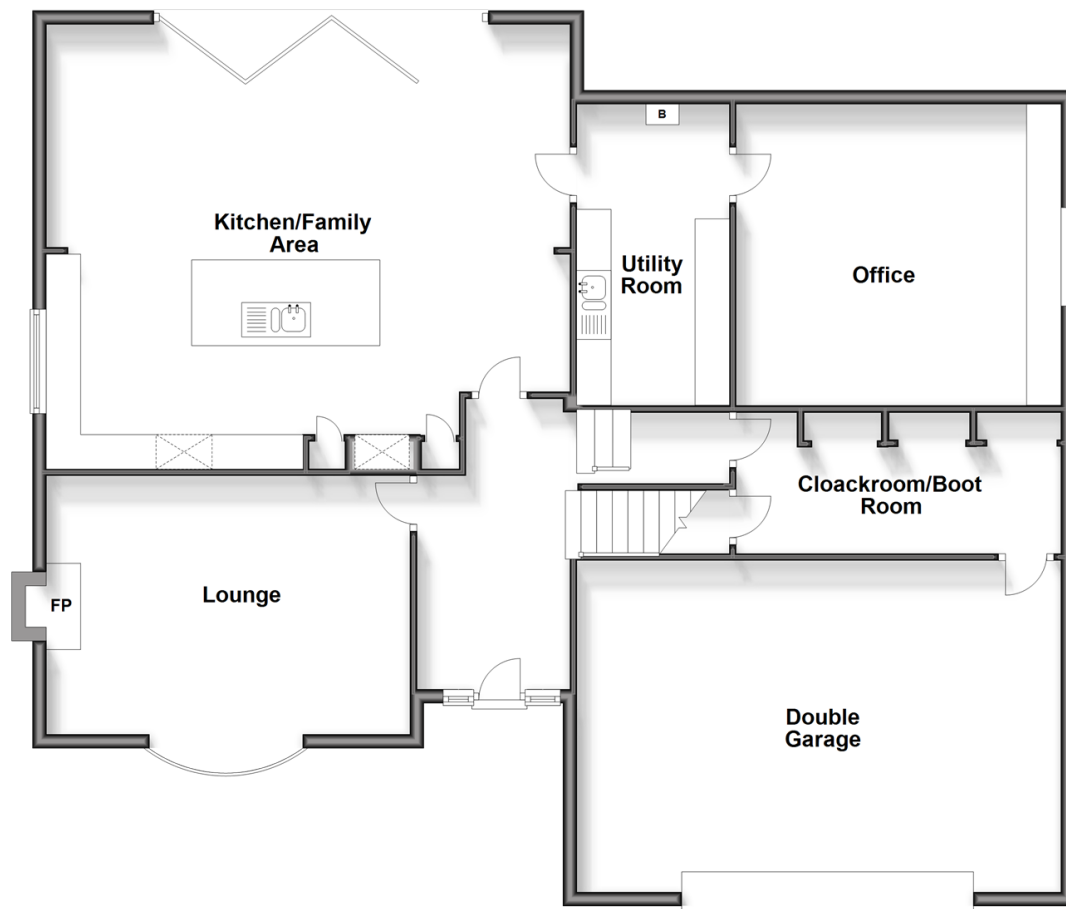
**OVER 60?**

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

*Wards*  
Helping you move forwards

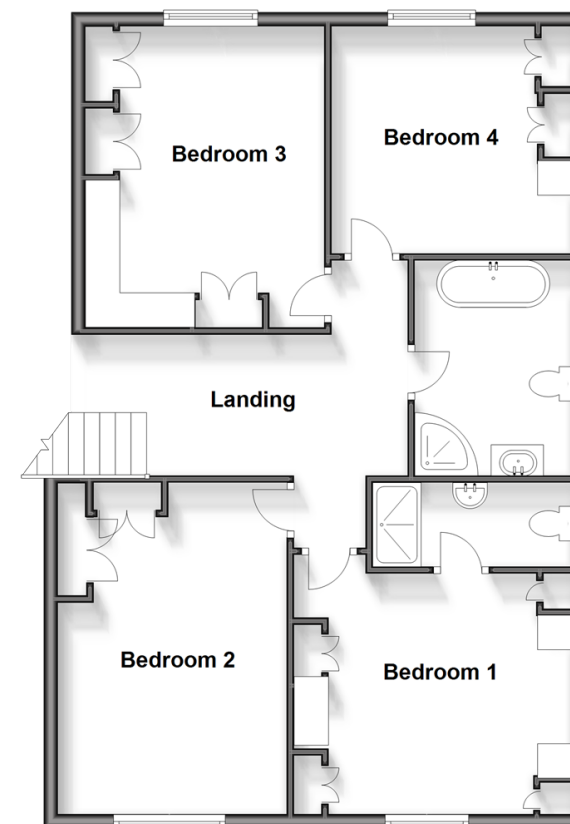
## Split Level Ground Floor

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**  
Helping you move forwards

Call Strood Branch 01634 716597 ■ [wardsofkent.co.uk](http://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.



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