



Price

£600,000

Freehold

5x  2x  3x 

**The Grooms, High
Street, Halling,
Rochester, Kent, ME2**

OVER 60?

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

Wards
Helping you move forwards

Accommodation

GROUND FLOOR

Entrance Hall

Cloakroom

Kitchen/Breakfast Room: 19'9 x 9'7 (6.02m x 2.92m)

Utility Room: 8'1 x 5'4 (2.47m x 1.63m)

Family/Games Area: 17'4 x 15'11 (5.29m x 4.85m)

Lounge: 31'3 x 11'3 (9.53m x 3.43m)

Office: 7'5 x 5'2 (2.26m x 1.58m)

Dining Room : 19'5 x 7'11 (5.92m x 2.41m)

FIRST FLOOR

Landing

Bedroom 1: 17'0 (5.19m) x 14'9 into alcove (4.50m)
narrowing to 11'9 up to alcove (3.58m)

Bedroom 2: 10'2 x 9'11 at widest point (3.10m x
3.02m)

Ensuite Shower Room

Bedroom 3: 15'1 x 8'4 (4.60m x 2.54m)

Bedroom 4: 11'8 x 8'5 (3.56m x 2.57m)

Bedroom 5/Study: 7'6 x 5'3 (2.29m x 1.60m)

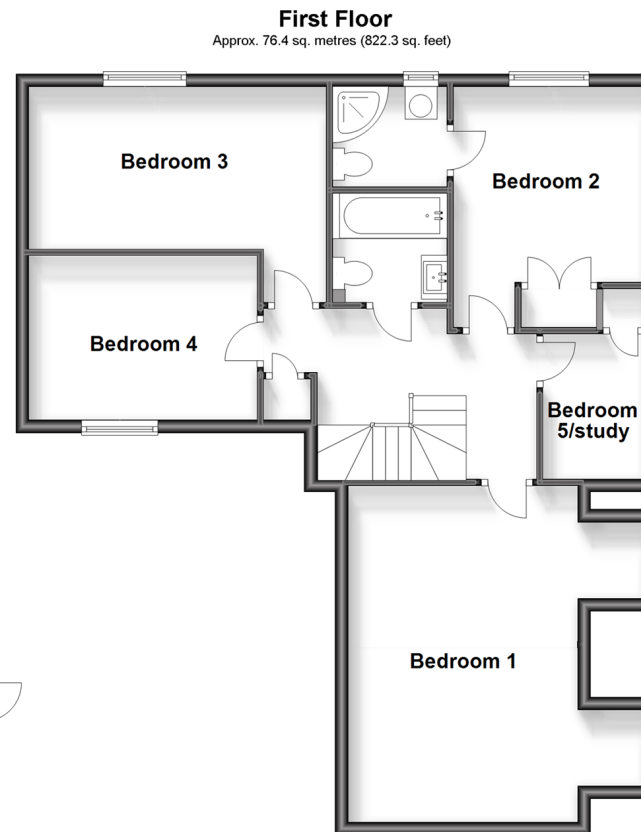
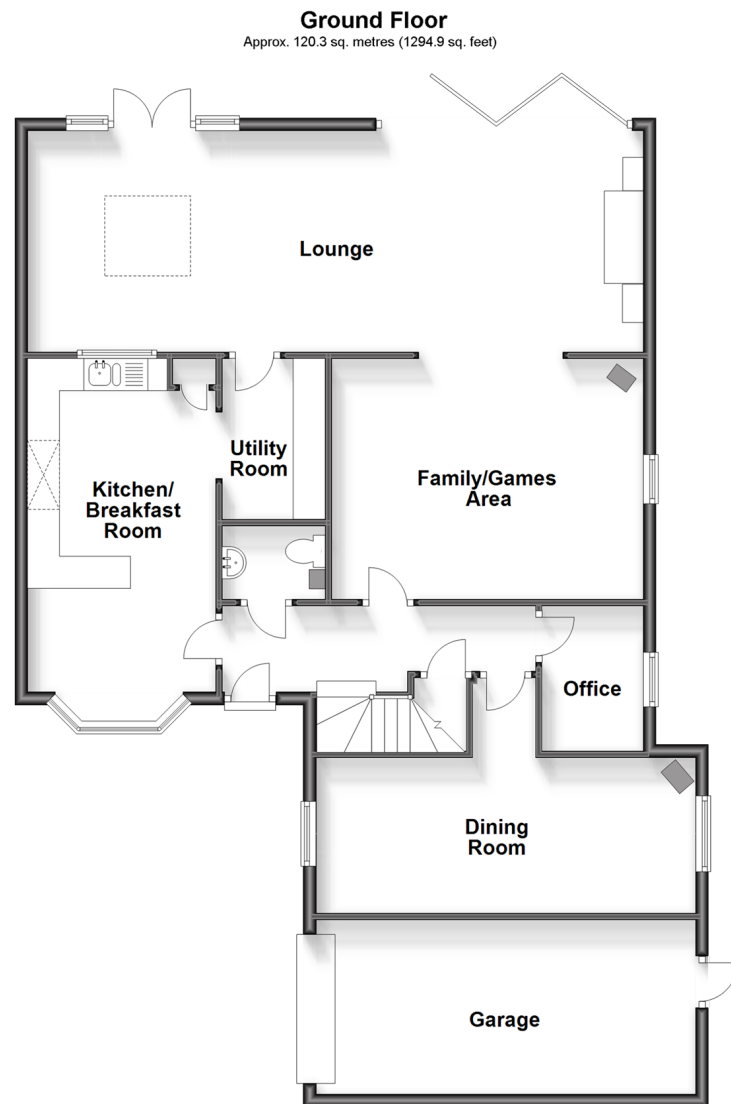
Bathroom

OUTSIDE

Rear Garden

Driveway

Garage





Main features

- Ready to move into fantastic size family home
- Extremely peaceful location in an exclusive cul de sac
- Breathtaking garden, this is a must see!
- Entertaining space galore - ideal for those friends and family gatherings
- Offered chain free, so this home could be yours sooner than you think



Nearest Schools

Primary Schools: Halling Primary 0.6 miles, Snodland CofE Primary 2.0 miles, Burham C of E Primary 2.1 miles.
Secondary Schools: Holmesdale Technology College 2.1 miles, Chatham South School 3.4 miles, Walderslade Girls' School 3.4 miles



Transport Information

Train Stations: Halling 0.1 miles, Cuxton 1.9 miles, Snodland 2.1 miles



Address

The Grooms, High Street, Halling, Rochester, Kent, ME2



Directions

For directions to this property please contact us.



Wards
Helping you move forwards

Call Snodland Branch 01634 245055 ■ 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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