



Price
£425,000

Freehold

4x  2x  1x 

**Germander Avenue,
Halling, Rochester, Kent,
ME2**

Wards
Helping you move forwards



Main features

- **Amazing size family home on the popular St Andrews Park**
- **Beautifully presented and ready to move straight into**
- **Perfect for families with en-suite shower room and bathroom**
- **Extremely handy parking for 2 cars**
- **Fantastic location with excellent travel links on your door step**

Accommodation

GROUND FLOOR

Entrance Hall
Cloakroom
Kitchen/Diner: 13'6 x 8'2 (4.12m x 2.49m)
Lounge: 15'3 x 11'5 (4.65m x 3.48m)

FIRST FLOOR

Landing
Bedroom 2: 13'6 x 8'6 (4.12m x 2.59m)
Bedroom 3: 11'4 x 8'5 (3.46m x 2.57m)
Bedroom 4: 10'1 x 6'6 maximum (3.08m x 1.98m)
Bathroom: 6'5 x 5'11 (1.96m x 1.80m)

SECOND FLOOR

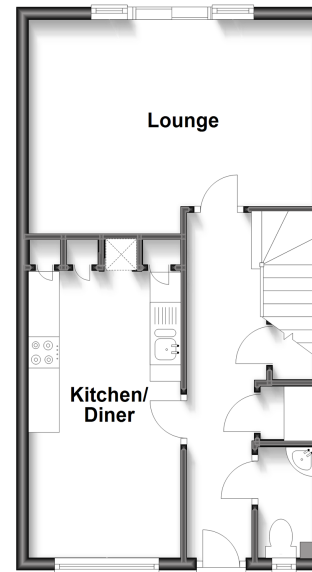
Landing
Bedroom 1: 19'11 x 9'9 (6.07m x 2.97m)
En-Suite Shower Room: 7'5 x 5'9 (2.26m x 1.75m)

OUTSIDE

Rear Garden
2 x Allocated Parking Spaces

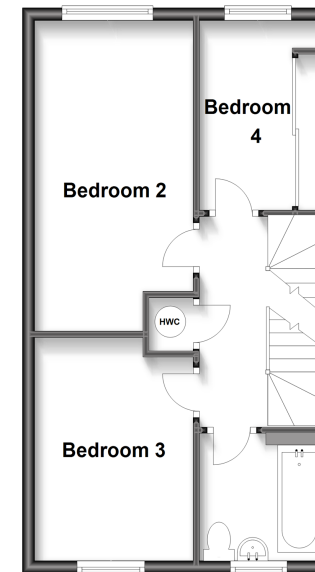
Ground Floor

Approx. 40.1 sq. metres (431.4 sq. feet)



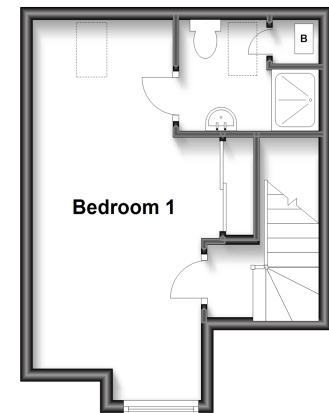
First Floor

Approx. 40.2 sq. metres (433.2 sq. feet)



Second Floor

Approx. 25.1 sq. metres (270.4 sq. feet)



Call Snodland - 01634 245055 ■ wardsof Kent.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



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