



**Price**  
**£600,000**

**Freehold**

4x  2x  2x 

**Maximilian Drive,  
Halling, Rochester, Kent,  
ME2**

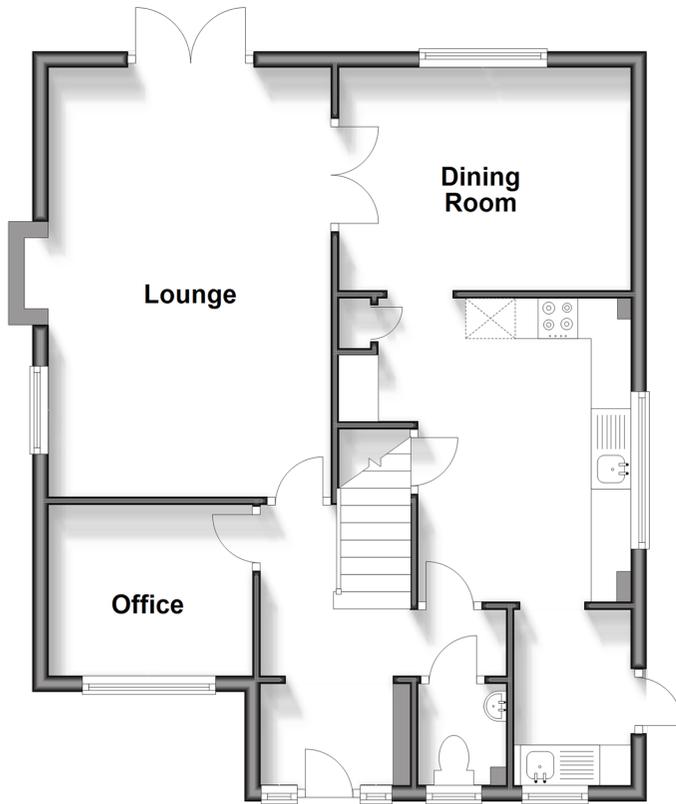
**OVER 60?**

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

*Wards*  
Helping you move forwards

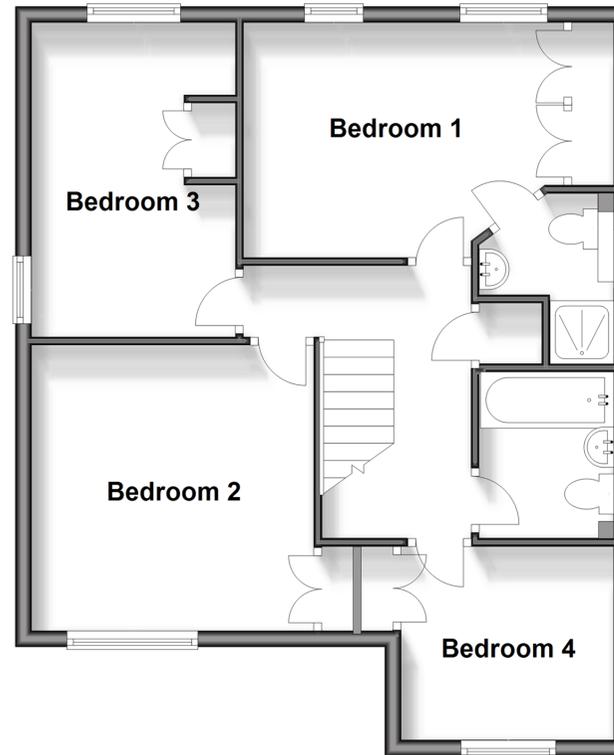
## Ground Floor

Approx. 61.8 sq. metres (665.1 sq. feet)



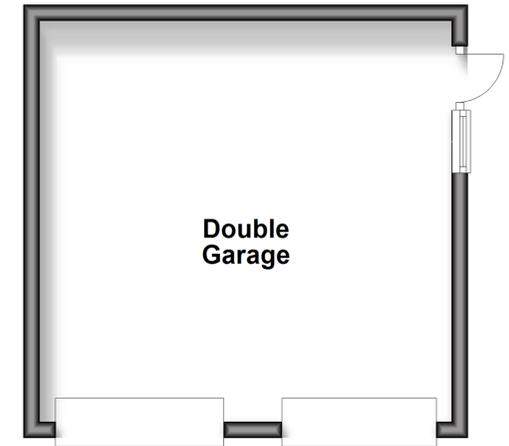
## First Floor

Approx. 59.6 sq. metres (642.0 sq. feet)



## Outbuilding

Approx. 25.9 sq. metres (279.3 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Hall  
Cloakroom  
Office: 8'5 x 7'2 (2.57m x 2.19m)  
Lounge: 17'5 x 11'8 (5.31m x 3.56m)  
Dining Room: 12'1 x 9'1 (3.69m x 2.77m)  
Kitchen: 12'4 x 12'1 (3.76m x 3.69m)  
Utility Room: 7'1 x 4'9 (2.16m x 1.45m)

### FIRST FLOOR

Landing  
Bedroom 1: 13'1 x 9'7 (3.99m x 2.92m)  
En-Suite Shower Room  
Bedroom 2: 11'10 x 11'9 (3.61m x 3.58m)  
Bedroom 3: 12'10 x 8'5 (3.91m x 2.57m)  
Bedroom 4: 8'9 x 8'1 (2.67m x 2.47m)  
Family Bathroom

### OUTBUILDING

Double Garage

### OUTSIDE

Front and Rear Gardens  
Driveway



## Main features

- This perfectly positioned family home in the village of Halling is a must see
- Overlooking the pretty green and the river
- Great for family life with the bathroom, en-suite shower room and cloakroom
- Plenty of parking greets you with the detached double garage and driveway
- Gorgeous rear garden to enjoy all year round - this house really has it all



### Nearest Schools

Primary Schools: Halling Primary 0.8 miles, Valley Invicta Primary 1.0 miles, Burham C of E Primary 1.9 miles.  
Secondary Schools: Holmesdale Technology College 2.3 miles, Chatham South School 3.2 miles, Greenacre School 3.3 miles



### Transport Information

Train Stations: Halling 0.4 miles, Cuxton 2.2 miles, Snodland 2.4 miles



### Address

Maximilian Drive, Halling, Rochester, Kent, ME2



### Directions

For directions to this property please contact us.



**Wards**  
Helping you move forwards

Call Snodland Branch 01634 245055 ■ [wardsof Kent.co.uk](http://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  
■ Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.

<b>EPC RATING</b> Lightbulb icon   4 bars (3 full, 1 empty)	<b>CURRENT:</b> D(65)	<b>POTENTIAL:</b> C(79)
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