



PILGRIMS ROAD



Offers in excess of £480,000 Freehold

THE PROPERTY

Situated in the picturesque village of Halling sits this well presented two bedroom detached bungalow with unrivalled, unspoilt views over the river Medway.

Offered chain free this is a fantastic opportunity. This property also has the potential to convert to a 4 bedroom house subject to relevant planning permission, which would significantly increase the value of this home. The property also boasts a spacious driveway, large enough for three cars.

If you are looking for a quiet peaceful property with views most can only dream of call the Greyfox Sales team today!





Kitchen
8' 6" x 8' 2" (2.59m x 2.49m)

Bathroom
6' 3" x 5' 1" (1.91m x 1.55m)

Lounge / Diner
18' 8" x 14' 9" (5.69m x 4.50m)

Conservatory
10' 8" x 9' 2" (3.25m x 2.79m)

Bedroom 1
14' 9" x 8' 6" (4.50m x 2.59m)

En-suite
5' 11" x 5' 3" (1.80m x 1.60m)



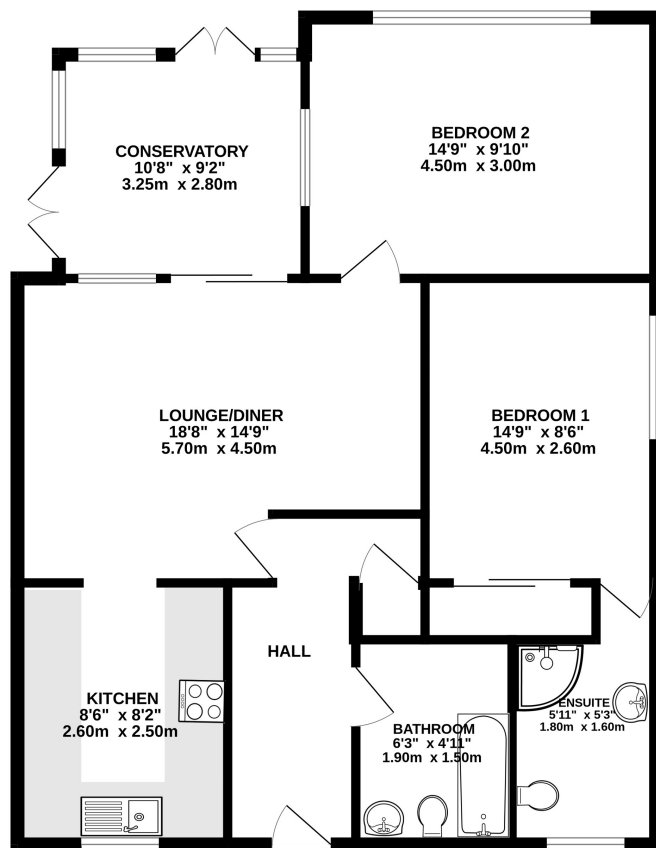
Bedroom 2
14' 9" x 9' 10" (4.50m x 3.00m)





PILGRIMS ROAD, HALLING, ROCHESTER, KENT, ME2 1HW

GROUND FLOOR
916 sq.ft. (85.1 sq.m.) approx.



TOTAL FLOOR AREA : 916 sq.ft. (85.1 sq.m.) approx.

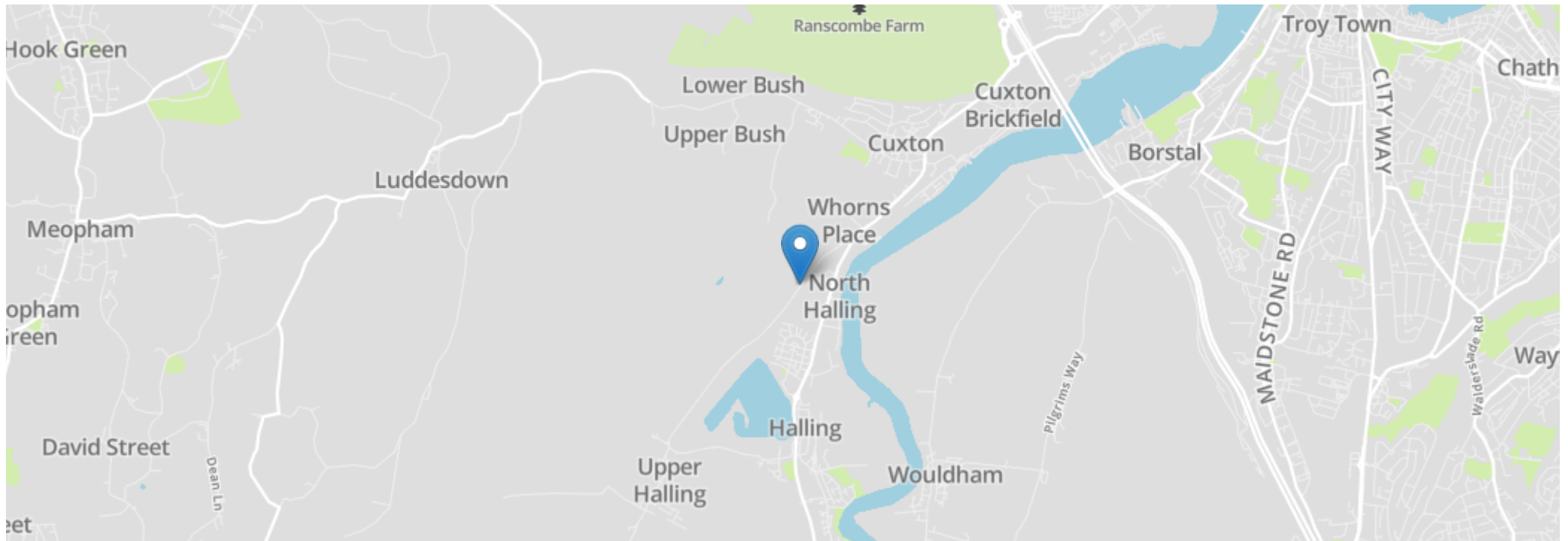
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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EFFICIENCY RATINGS

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		63	82
England, Scotland & Wales		EU Directive 2002/91/EC	

AGENT NOTES

These particulars are prepared as a general guide to a broad description of the property and should not be relied upon as a statement or representation of fact and do not constitute part of an offer or contract. The seller does not make or give nor do our employees or Greyfox have authority to make or give any representation or warranty to the property. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by you on inspection and your solicitor prior to exchange of contracts. If there are any points of particular importance to you we will be pleased to check the information for you and to confirm that the property remains available. This is particularly important should you be travelling some distance to view and where statements have been made by us to the effect that the information has not been verified. The copyright of all details, photographs and floorplans remain exclusive to Greyfox. For details of our privacy policy and referral fee arrangements with any of our selected partner companies please visit <https://www.greyfox.co.uk/legal/privacy> and <https://www.greyfox.co.uk/referral-fees>.



SITUATION

Historic Rochester offers a variety of historic buildings including Rochester Castle and Cathedral. The area also offers a variety of restaurants, coffee shops and bars. There is a selection of schools in the area including Rochester Grammar for girls and Sir Joseph Williamson Mathematical for boys, along with further secondary and Primary schools near by.

DIRECTIONS

Head South East on M2, at Junction 3 head towards A229/M20/Maidstone/Chatham. At the roundabout, take the first exit onto A2045



Greyfox Prestige Walderslade

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