



PILGRIMS ROAD



Offers in Region of £600,000 Freehold

THE PROPERTY

Situated in the picturesque village of Halling, sits this well presented 4 bedroom Detached Bungalow with unrivalled and unspoilt views over the River Medway.

Upon arriving at the property you instantly feel the vast amount of space on offer with the large driveway, suitable for 10 vehicles.

Leading through the double doors, you are greeted with a large entrance way. The living room/ diner is a fantastic space for entertaining and the room is flooded with light thanks to the large windows looking out onto the beautiful views of the Kent Downs and River Medway.

Continuing through the living room, you will find the large kitchen with range cooker, perfect for those who enjoy cooking. Heading on through, you find the utility room. Both bedrooms in the main part of the property are doubles and the principle has a double aspect window with views of the front garden. The property has been extended into the garage to create a self contained unit, with ensuite - perfect for those with a teenager or an older relation.

If you are looking for a property in a sought after area, look no further- call the Greyfox sales team today.





Lobby

WC

Walk In Wardrobe

Lounge/ Dining Room

23' 9" x 19' 9" (7.24m x 6.02m)

Kitchen

10' 0" x 9' 11" (3.05m x 3.02m)

Utility Room

10' 8" x 6' 9" (3.25m x 2.06m)

Sun Room

8' 2" x 7' 11" (2.49m x 2.41m)

Bathroom

7' 7" x 7' 4" (2.31m x 2.24m)

Bedroom 1

15' 9" x 9' 10" (4.80m x 3.00m)

Bedroom 2

11' 9" x 9' 10" (3.58m x 3.00m)

Bedroom 3

17' 0" x 8' 7" (5.18m x 2.62m)

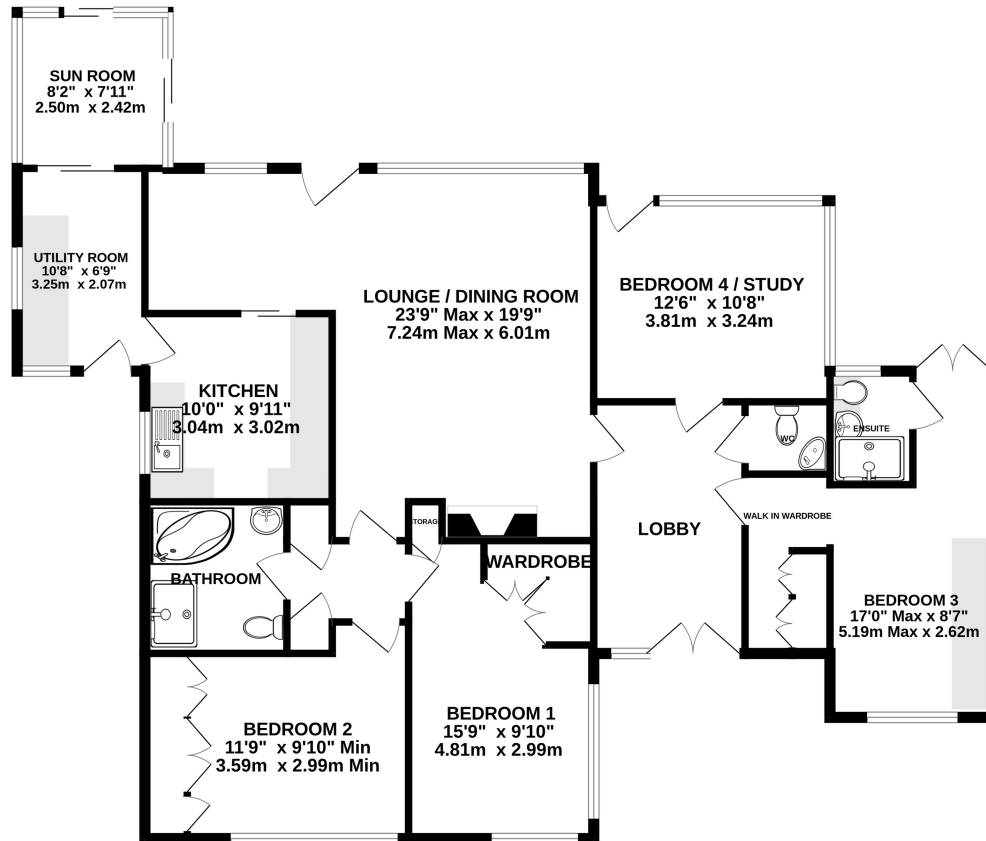
Bedroom 4/ Study

12' 6" x 10' 8" (3.81m x 3.25m)



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

GROUND FLOOR
1431 sq.ft. (132.9 sq.m.) approx.



TOTAL FLOOR AREA : 1431 sq.ft. (132.9 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.
Made with Metropix ©2024

EFFICIENCY RATINGS

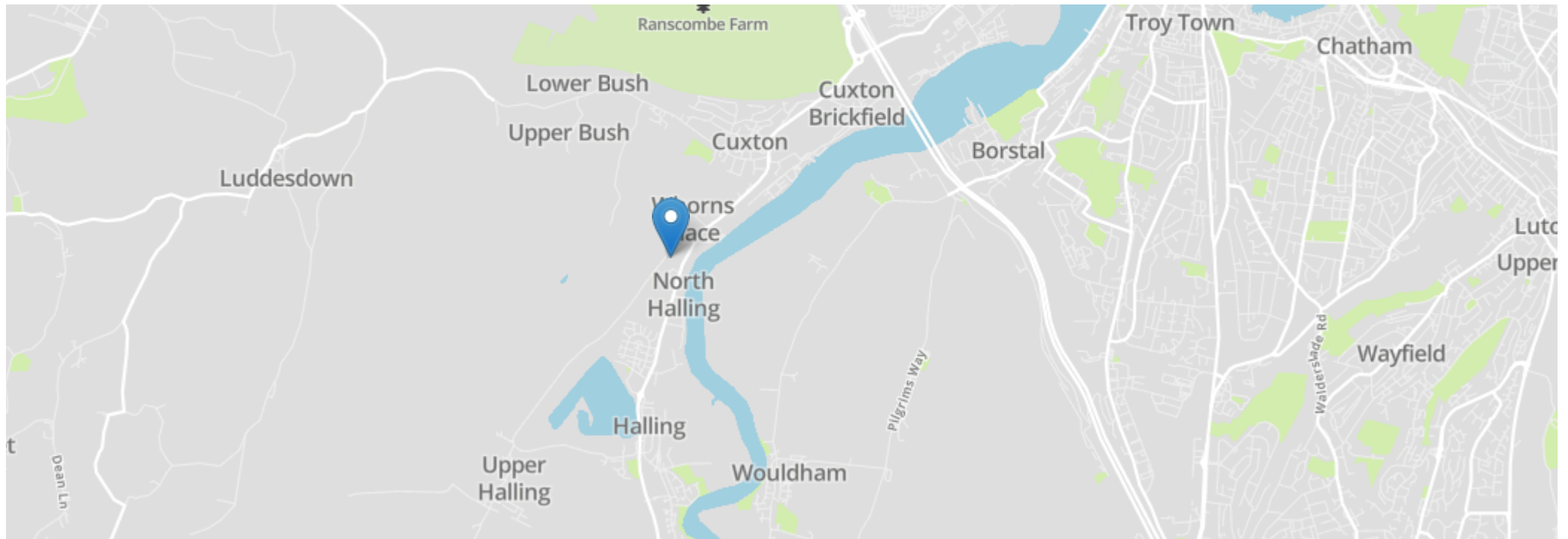
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D	68	83
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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>.

Local Authority

Medway
Band E



SITUATION

Halling is a village on the North Downs in the northern part of Kent, England. Consisting of Lower Halling, Upper Halling and North Halling, it is scattered over some 3 miles along the River Medway parallel to the Pilgrims' Way which runs through Kent. The property is located in walking distance to St Andrews lakes which offers water sports and open water swimming.

DIRECTIONS

At Taddington Roundabout, take the 3rd exit onto the M2 slip road to M25/London. Merge onto M2 and at junction 2, exit towards Rochester/West Malling/A228. At the roundabout, take the 1st exit. At Merralls Shaw Interchange, take the 2nd exit onto Sundridge Hill/A228. Turn right onto Pilgrims Road.



Greyfox Prestige Walderslade

Walderslade Village Centre, Walderslade, Kent ME5 9LR
Sales: 01634 757027 | Lettings: 01634 865595 | Email: walderslade@greyfox.co.uk

greyfox.co.uk/greyfox-prestige