



Asking Price £425,000 Freehold



9 Britannia Close, Halling, Rochester,
Kent ME2 1DG



PROPERTY DESCRIPTION

RE/MAX SELECT are delighted to offer for sale this semi-detached house situated on a popular residential close, close to transport links, schools, and amenities including Halling Station. This spacious property comprises 3 bedrooms, through-lounge, kitchen, conservatory, downstairs cloakroom, and upstairs family bathroom.

Further benefits include garage, off street parking for 3 cars, and approximately 1,050 sq ft garden. Total Internal Area approx: 1,023.11 sq ft (95.05 sq m).





ROOM DESCRIPTIONS

Ground Floor

Porch

Laminate flooring, radiator, ceiling coving.

Living Room

Leading to Dining Area; laminate flooring, radiator, ceiling coving, double glazed bay window; storage cupboard housing combination boiler.

Dining Area

Leading from Living Room; laminate flooring, ceiling coving; double glazed patio doors leading to Conservatory.

Conservatory

Tiled flooring, radiator, double glazed windows; double glazed door leading to Rear Garden.

Kitchen

Stone tile flooring, double glazed windows; range of wood wall and base units with granite-effect worktops and tiled splashback; stainless steel sink and drainer unit with mixer tap; oven, gas hob, extractor fan, integrated fridge, integrated dishwasher; space and connections for washing machine.

Cloakroom

Laminate flooring, double glazed windows; wash-hand basin with mixer tap and tiled splashback; w/c, heated towel-rail.

First Floor

Landing

Carpeted, ceiling coving; access to boarded and insulated loft with drop-down ladder and light.

Bedroom

Laminate flooring, radiator, ceiling coving, double glazed windows, fitted wardrobes.

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Laminate flooring, radiator, ceiling coving, double glazed windows.

Family Bathroom

Fully tiled, double glazed windows; large walk-in shower enclosure with glass 'wet room screen' and rainfall shower; vanity wash-hand basin with mixer tap; w/c, heated towel-rail.

External

Rear Garden

Approximately 35ft x 30ft (at widest points; 1,050 sq ft); patio, lawn; range of flowerbeds, mature trees and shrubs.

Garage

Electrical power; up-and-over door.

Front Driveway

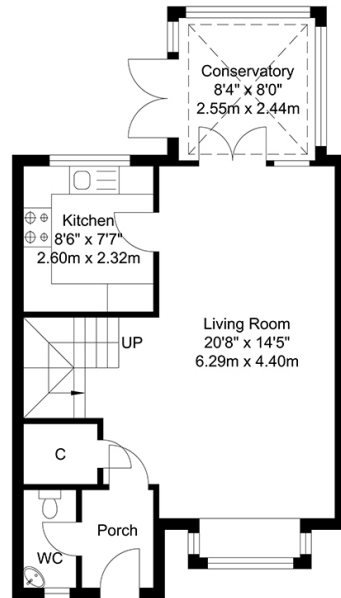
Recessed ground lighting, electric charging port; off street parking for 3 cars.

Information

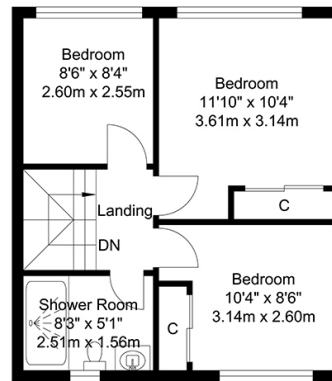
- 0.4 miles (approx) to Halling Station
- Easy access to M20
- Easy access to M2
- 0.5 miles (approx) to St Andrews Lake & Watersport Centre
- Council Tax: Band C



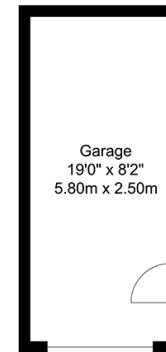
FLOORPLAN



Ground Floor
Approximate Floor Area
490.61 SQ.FT.
(45.58 SQ.M.)



First Floor
Approximate Floor Area
376.41 SQ.FT.
(34.97 SQ.M.)



Garage
Approximate Floor Area
156.07 SQ.FT.
(14.50 SQ.M.)

TOTAL APPROX FLOOR AREA 1023.11 SQ. FT / 95.05 SQ. M
For Identification Purposes Only.

