



SIBLEY PARES

CHARTERED SURVEYORS & ESTATE AGENTS

Rochester Road

Halling, Rochester, Kent, ME2 1AQ

Offers in the Region of £375,000

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Key Features

- Three Bedroom Bungalow
- Outline Planning Consent to Erect 2x Three Bedroom Detached House (MC/24/0292)
- Picturesque Views
- Three Double Bedrooms
- Large Garden
- Within Walking Distance of Halling Station

Description

Three bedroom detached bungalow, which also has planning permission (MC/24/0292) with consent for demolition of the existing property and the erection of 2x three bedroom detached properties.

The current dwelling comprises of living room with feature fireplace, kitchen, three double bedrooms and family bathroom. Externally the property benefits from a driveway with parking for multiple vehicles and a large private rear garden with stunning views over the river Medway and fields behind.

The planning application (MC/24/0292) was granted on the 29th April 2024. The planning consent allows for the conversion of the current property 2x three bedroom properties.

The proposed dwellings will comprise entrance hall, downstairs cloakroom, open plan kitchen/diner, living room with view overlooking the river Medway, primary bedroom with en-suite, two additional double bedrooms and family bathroom. Each dwelling will also benefit from two allocated parking space to the front.



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Location

Rochester Road is a desirable location to live in the Medway towns with fantastic connections to the M2 Motorway links where you can go towards the coast or London. Within walking distance from the property you will find Cuxton Rail Station, as well as multiple 'Good' Ofsted rated primary schools. You will be spoilt for choice with shopping locations, Bluewater, Maidstone High Street and Rochester High Street are all a short drive away.

■ EPC Rating TBC

■ Council Tax Band D

■ Medway Borough Council

■ For Broadband Speed Check
the Ofcom Website

For all Viewings and Enquiries contact:



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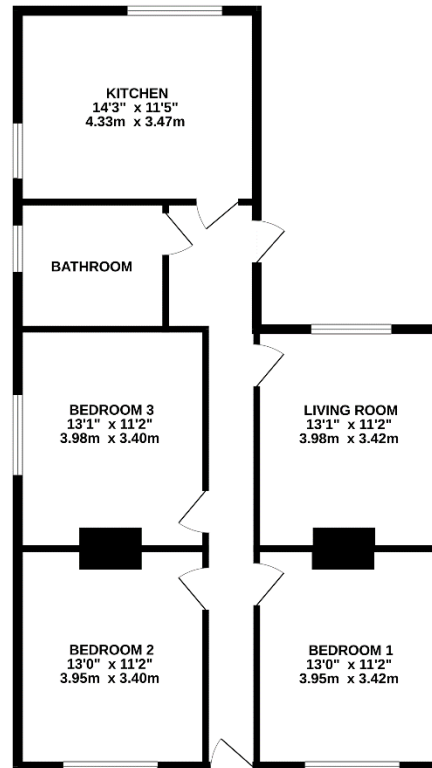
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Floorplan and Dimensions

GROUND FLOOR
915 sq.ft. (85.0 sq.m.) approx.



TOTAL FLOOR AREA : 915 sq.ft. (85.0 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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NOTE: Rental, prices or any other charges are inclusive of VAT unless otherwise stated.

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