



## Browndens Road

Upper Halling ME2 1JH

£375,000



COUNTRY HOMES

## Upper Halling ME2 1JH

Welcome to this charming end terrace house located on Browndens Road in the sought-after area of Upper Halling. This delightful property boasts two reception rooms, three bedrooms, and bathroom, providing ample space for comfortable living.

One of the standout features of this property is the far-reaching views to the front and rear, allowing you to relax and unwind while taking in the picturesque surroundings. The popular location adds to the appeal, offering a sense of community and convenience.

The store room has been converted to provide a utility area and fantastic downstairs shower room.

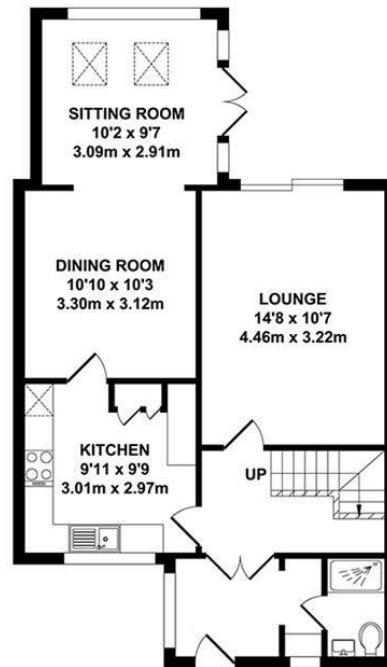
The garden office is a fantastic addition, providing a peaceful space to work from home or indulge in hobbies. The drive ensures convenient parking for you and your guests, making coming and going a breeze.

Upper Halling is a small village with a semi rural feel. With plenty of country walks close by, there is also the farm shop at Court Farm, the mirco brewery, Moot Brewery, and bakery at Court Farm all a short walk from the property. The A228 is a short drive providing easy access to the M2 and M20 and with stations in Halling and Snodland, commuting is convenient.

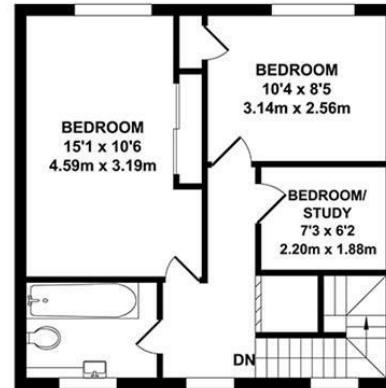
With an extension that adds to the overall living space, this property offers versatility and room to grow. Don't miss out on the opportunity to make this lovely house your new home in Upper Halling. Call now to arrange your viewing.

- 3 bedrooms
- Downstairs shower room and upstairs bathroom
- Garden office
- End of terrace
- Popular location
- Far reaching views to front & rear
- Extended
- Viewing encouraged

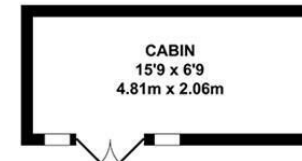




GROUND FLOOR  
APPROX. FLOOR AREA  
606 SQ.FT.  
(56.32 SQ.M.)



FIRST FLOOR  
APPROX. FLOOR AREA  
423 SQ.FT.  
(39.30 SQ.M.)



OUTBUILDING  
APPROX. FLOOR AREA  
107 SQ.FT.  
(9.91 SQ.M.)

**TOTAL APPROX. FLOOR AREA 1136 SQ.FT. (105.53 SQ.M.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		84
	B		
	C	70	
	D		
	E		
	F		
Not energy efficient - higher running costs	G		
England & Wales		EU Directive 2002/91/EC	

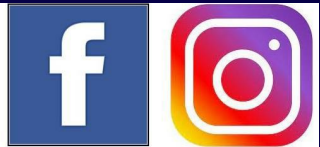
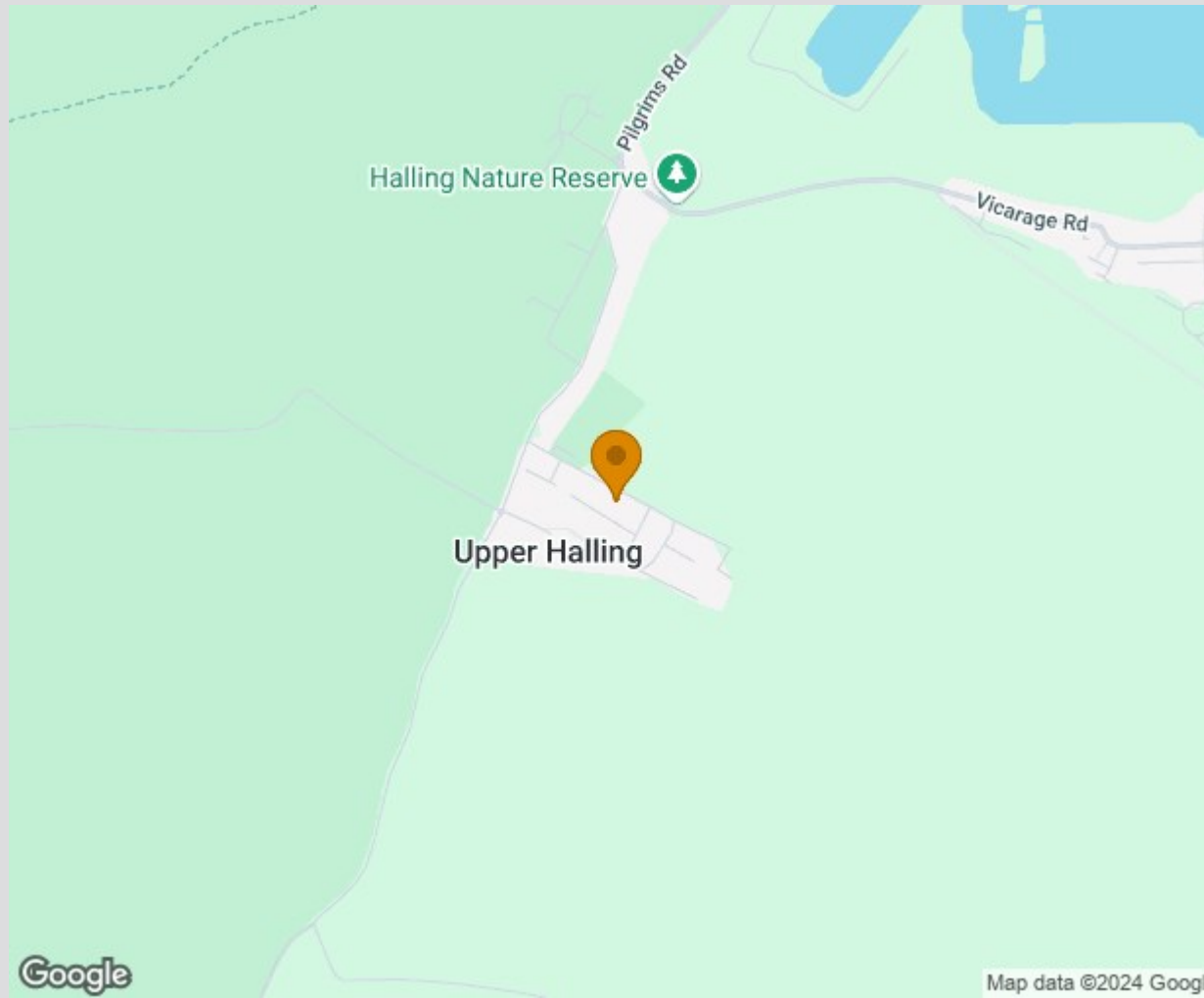




## Location Map

Tenure: Freehold

Council tax band: C



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[www.khp.me](http://www.khp.me)



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