



Guide Price
£650,000

Freehold

3x  2x  2x 

**Christmas Lane, High
Halstow, Rochester,
Kent, ME3**

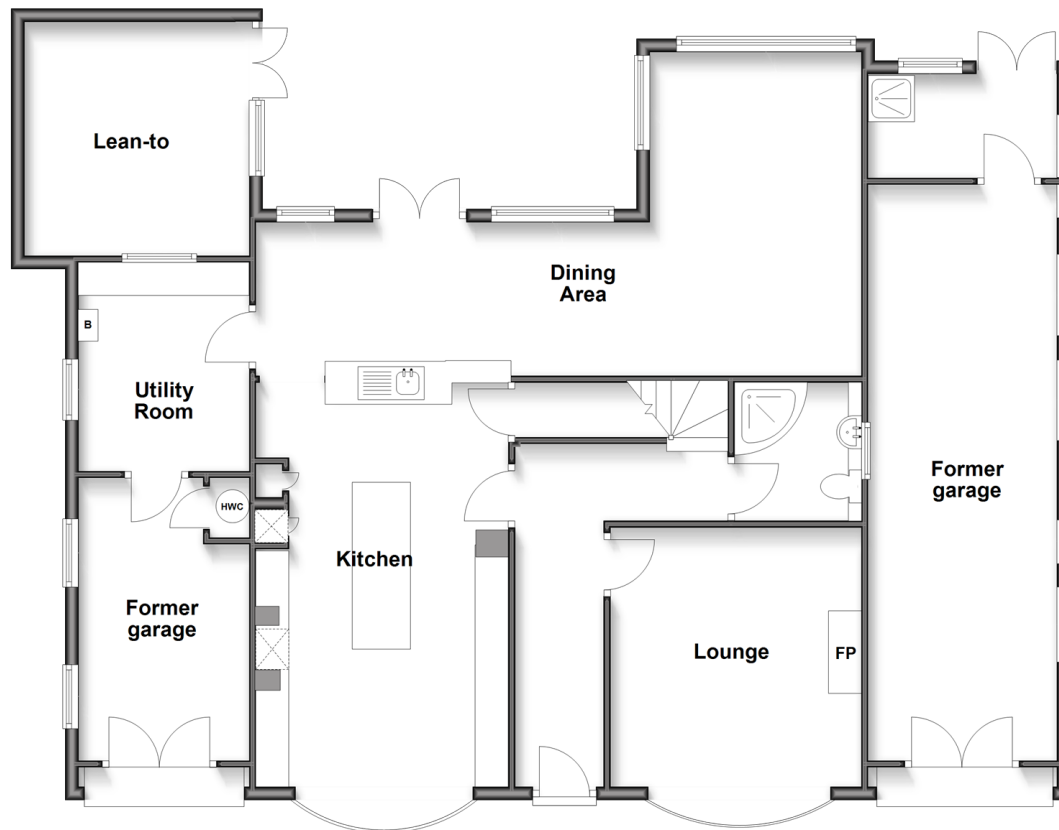
OVER 60?

Secure this property
for up to **59% less!**

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Ground Floor

Approx. 152.8 sq. metres (1645.1 sq. feet)



Accommodation

GROUND FLOOR

Entrance Hall

Kitchen : 24'0 x 12'5 (7.32m x 3.79m)

Dining Area: 30'0 (9.15m) narrowing to 7'9 (2.36m) x 16'4 (4.98m)

Lounge: 16'8 x 12'0 (5.08m x 3.66m)

Shower Room

Utility Room : 10'6 x 7'6 (3.20m x 2.29m)

Former Garage: 16'3 x 8'3 (4.96m x 2.52m)

FIRST FLOOR

Landing

Bedroom 1: 13'8 x 8'9 (4.17m x 2.67m)

Bedroom 2: 12'7 x 12'0 (3.84m x 3.66m)

Bedroom 3/Study : 13'0 x 7'8 (3.97m x 2.34m)

Bathroom : 10'6 x 7'7 (3.20m x 2.31m)

OUTSIDE

Driveway

Rear Garden

Gym : 38'6 x 13'7 (11.74m x 4.14m)

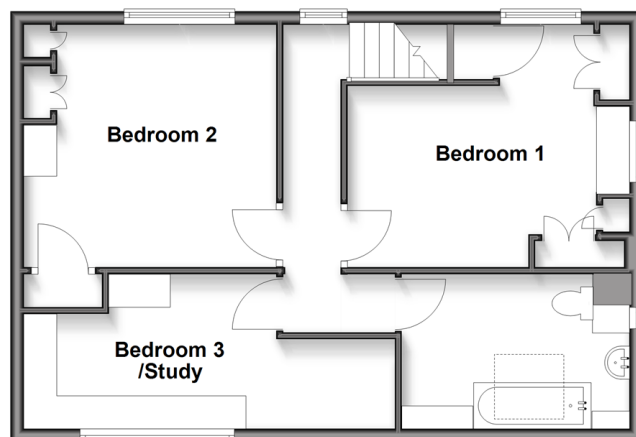
Former Garage : 30'1 x 10'1 (9.18m x 3.08m)

Utility Room

Lean To : 11'7 x 9'6 (3.53m x 2.90m)

First Floor

Approx. 56.1 sq. metres (603.5 sq. feet)





Main features

- Extended family home with flexible accommodation
- 24' modern kitchen/ 30' dining area
- Purpose built fully equipped gym in the garden
- 2 garages, in and out driveway
- Downstairs shower room, upstairs bathroom
- Being offered for sale with no onward chain



Nearest Schools

Primary Schools: High Halstow Primary 0.4 miles, Hoo St Werburgh Primary and Marlborough Centre 2.5 miles, Wainscott Primary 3.4 miles
Secondary Schools: The Hundred of Hoo Comprehensive School 3.5 miles, Fort Pitt Grammar School 5.1 miles,



Transport Information

Train Stations: Strood 5.7 miles, Rainham 5.9 miles, Rochester 6.3 miles



Address

Christmas Lane, High Halstow, Rochester, Kent, ME3



Directions

For directions to this property please contact us.



Wards
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Call Strood Branch 01634 716597 ■ wardsofkent.co.uk



■ If buying to let, the energy rating will need to be improved to at least 'E' rating before you can let the property
■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale

■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
■ Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.

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