



Bradley Road, Upper Halling, Rochester, ME2 1HY
Offers Over £325,000



STUNNING HALLING VILLAGE LOCATION in rural setting surrounded by other cottage style properties, is this beautiful TERRACE TWO/THREE BEDROOM COTTAGE. This property benefits from spacious reception rooms, an open fire in the Dining Room to a landscaped Garden with frankly stunning views of the North Downs and countryside.


The Ground Floor consists of the Porch, Dining Room, Lounge, Kitchen and Family Bathroom and the flow of the

The First Floor consists of two double Bedrooms. The original fireplace is still in place in the main master bedroom which just adds to the charm of the room. Bedroom two is full of natural sunlight, with the additional door that opens up to a set of stairs, that leads up to the useable loft room. The third space in the loft has a versatile feel for usage and adds extra space in whichever way you decide.

The house is beautifully updated and maintained throughout and the garden is a wow factor which an extensive space featuring a stunning sun patio and then a further AstroTurf part leading to the refurbished Summer House which is a great addition to the Garden, perfect for anyone that needs that desired "working from home" space. The garage is beyond that to add extra parking convenience and a driveway too.

This charming cottage is a stunning home and we recommend an early viewing to avoid disappointment.

- Beautiful 2 Bedroom Cottage
- Views Of Stunning North Downs
- Open Fire In Dining Room
- Idyllic Quiet Village Location
- Charming Loft Room
- Stunning Decorative Order Throughout
- Summer House And Large Garage
- Driveway To The Rear Of The House
- Downstairs Bathroom
- EPC Awaited

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	75
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	





LOCAL AREA INFORMATION ON HALLING

Upper Halling is a village on the North Downs close to the river Medway a mid-sized village located in a gap in the North Downs in the Northern part of Kent which is considered to be an ideal location for the commuter, with it's own railway station & excellent links to the M20 & M2 motorway networks. The development is located next to a large blue lake and set against the backdrop of chalk cliffs, looking down to the River Medway and across the Medway valley.

For those who enjoy being outside, there is the popular St Andrews Lake, which is not only picturesque but is located next to the development and offers a whole range of activities including water sports, fishing, swimming and diving and for those who enjoy walking this location is well placed for you to explore the area and enjoy countryside walks (Over the North Downs).

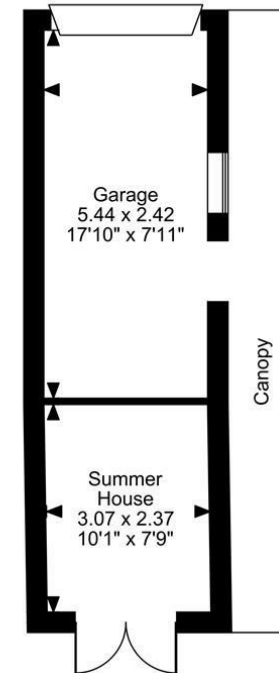
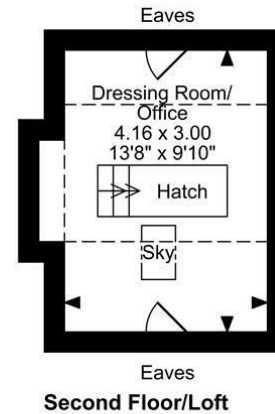
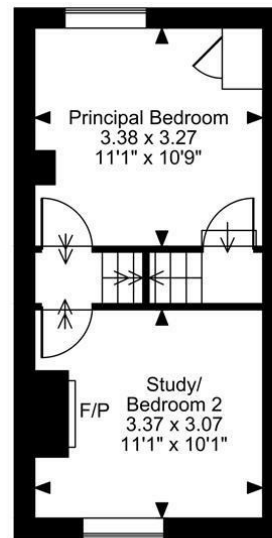
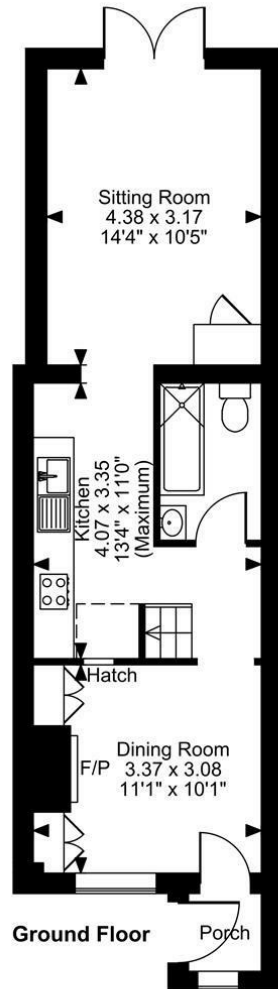
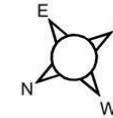
There are excellent local transport links with direct trains to London and the coast from Maidstone and Chatham stations both within 10 miles of the property. Additionally, the M2 and M20 motorway networks connect you to the M25 and all your shopping needs are but 20 minutes drive away at the award winning Bluewater shopping complex.

ADDITIONAL INFORMATION

- Freehold
- Terrace Cottage
- Council Tax Band B
- EPC Rating D
- Gas Central Heating
- Driveway
- Garage



Mount Pleasant, Bradley Road, Upper Halling, Rochester
Approximate Gross Internal Area
Main House = 759 Sq Ft/70 Sq M
Garage = 142 Sq Ft/13 Sq M
Outbuilding = 80 Sq Ft/7 Sq M
Total = 981 Sq Ft/90 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

☐☐☐☐ Denotes restricted head height

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