



158, High Street, Halling, ME2 1BZ  
GUIDE PRICE £435,000 - £450,000

## About this property.....

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This impressive 4 bedroom detached house was originally an old School House set within this popular village. Boasting over 1600 square feet of space this property would make a great family home.

Generously proportioned throughout, the layout downstairs is ideal for entertaining and family get-togethers. There is a more traditional separate dining room at the front of the house and this lends itself perfectly to be used as a study or work from home space. You have the convenience of a downstairs toilet and should you need more space, the larger than average garage has the potential to also be converted. A new boiler was also installed in December 2024.

There are 3 double bedrooms on the first floor along with a further 4th bedroom. The principle bedroom benefits from an en-suite and there is a large family bathroom too.

If you love the sun then the westerly facing rear garden is perfectly positioned to make the most of the afternoon sunshine. The current owner has installed kennels at the back of the garden however it is felt these could be altered to create a fantastic garden room which the owners would have done if they were staying.

With parking for 2 cars on the drive, plenty of space for another in the garage, and a station offering journey times to London in a little as 45 minutes, what more could you possibly want?

## Situation.....

Halling village sits nestled in the North Downs, a picturesque location alongside the River Medway between the historical city of Rochester and the county town of West Malling.

The village itself offers a range of amenities, including a post office, convenience store, newly opened Tesco express, community centre, doctors' surgery, and primary school. Nearby, the Medway Valley complex offers even more options, including a multiplex cinema, gym, and a variety of restaurants.

Commuting is made easy with excellent transport links, including being just 3 miles from the M2 motorway and 4 miles from the M20 motorway. Halling train station also provides access to London St Pancras in as little as 45 minutes, while Ebbsfleet International is just 16 minutes (11.3 miles) away by car, providing trains to London St. Pancras in a mere 19 minutes.











4 Bedroom Detached Family Home  
Larger Than Average Garage With Electric Up & Over Door  
Great Sized Living Room  
Westerly Facing Garden With Kennels With Garden Room Potential  
En-Suite & Large Family Bathroom  
Well Maintained Throughout  
600m To Halling Station Offering Journey Times To London In 45 Minutes  
Ideal For Motorway Access  
Newly Fitted Boiler





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**Approx. Gross Internal Floor Area 1602 sq. ft / 148.94 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

## Agents Notes

Floor plans produced for illustrative purposes only. The position and sizes of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or mis-statement. These particulars are produced for information only and do not form part of any contract. The agent has not had sight of any title documents. Fixtures, fittings and services not tested.



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