

Bluebell

ESTATES



4, Formby Terrace, Halling, ME2 1AP
Offers In Excess Of £290,000

About this property.....

This impeccably modernised 3 bedroom home offers the perfect blend of comfort and charm. Situated in a prime location for access to London in as little as 45 minutes, and the M2 and M20 Motorways, this property boasts not only stylish interior but also the convenience of triple glazing at the front as well as 2 allocated parking spaces at the rear with additional visitors parking.

The ground floor of the property offers a warm, inviting living room which leads onto the dining room in addition to the bathroom at the rear of the property. There is also the kitchen with integrated appliances, perfect for those looking for their first home. Upstairs offers 2 well sized double bedrooms, with an additional 3rd bedroom off of the 2nd bedroom. If you're not a keen gardener, the low maintenance garden provides the perfect space for relaxing or entertaining.

Situated in close proximity is the scenic St. Andrews Lakes, promising a picturesque backdrop for your adventures, or splashing around in the summer sun.

Don't miss the opportunity to make this house your home!

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.









What The Owner Says.....

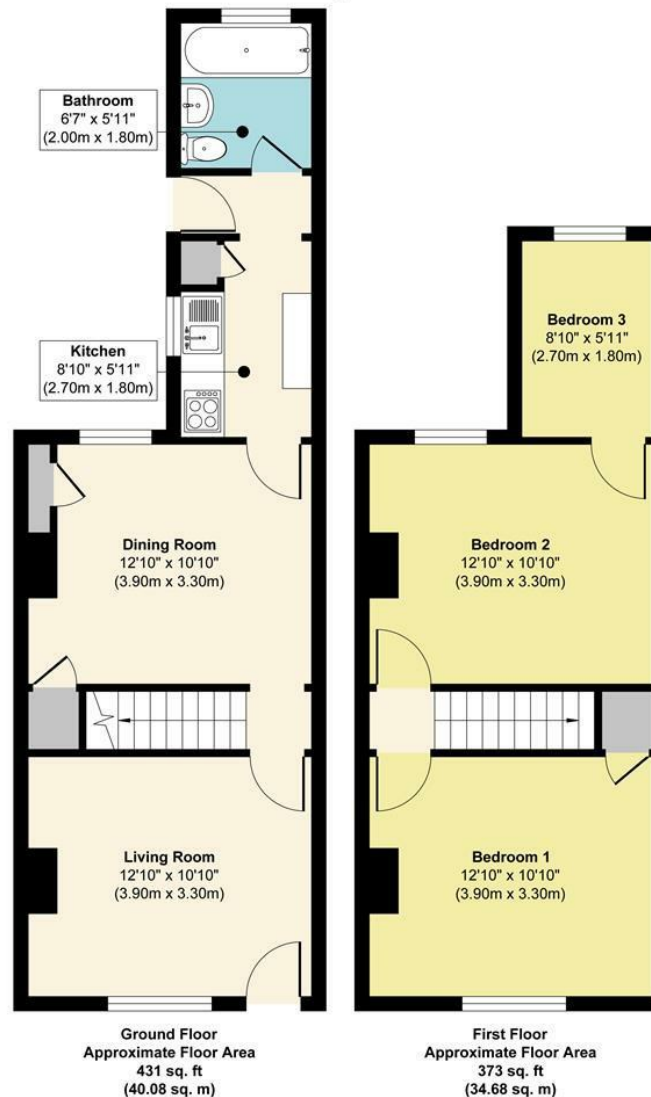
Having lived in the beautiful village of Halling for 5 years previously to purchasing this cottage we knew that the majority of property's are all typicle 1930s style but we we're drawn in by the private off road parking that many do not have.

The cosy but modern feel has meant we got the best of both worlds. The large windows allows light to flood through making it bright all year round. The thing I like most about this house is the plethora of hidden storage and low maintenance gardens. We have thought many times about extending due to the large scale loft however it is time to move on. The house has many hidden extras that the new owners will benefit from and we will be sad to see it go.



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4 Formby Terrace



Approx. Gross Internal Floor Area 804 sq. ft / 74.76 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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