



## 14 Hall Road

Wouldham ME1 3XN

**Offers Over £375,000**



CHAIN FREE. Located on Hall Road in the charming village of Wouldham, this end terrace townhouse is a hidden gem waiting to be discovered. Built in 2002, this property offers versatile accommodation spread across three floors. Upon entering, you are greeted by a welcoming atmosphere with the choice of either four bedrooms and 1 reception room or three bedrooms and two reception rooms, allowing you to tailor the space to suit your needs. The fitted kitchen, ground floor cloakroom, en-suite to the master bedroom, and a family bathroom on the second floor provide convenience and comfort for everyday living. Situated in council tax band D, this property is being offered to the market with no forward chain, making it an attractive opportunity for those looking to make a swift move.

Step outside to the rear garden and be captivated by the stunning views of the Medway River and the picturesque farmers' fields. Additionally, a car park to the rear with allocated parking for one car, adds to the convenience of this property. Wouldham itself is a delightful village nestled along the River Medway, boasting easy access to the M20/M2 motorway via Peters Bridge. Amenities in the area include a primary school, a recreation ground, and two village pubs, offering a quintessential British village lifestyle. Don't miss out on the chance to make this property your own and enjoy the peaceful surroundings and convenient location that Wouldham has to offer. Council tax band D.



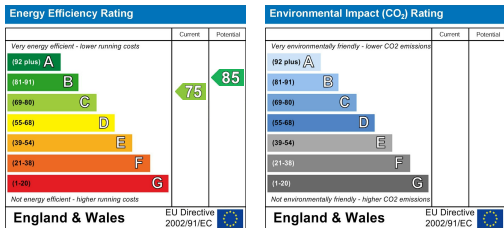
# Area Map



# Floor Plans

<p><b>Ground Floor</b></p>	<p><b>Floor 1</b></p>	<p><b>Approximate total area<sup>®</sup></b> 968.66 ft<sup>2</sup> 89.99 m<sup>2</sup></p> <p><b>Balconies and terraces</b> 35.31 ft<sup>2</sup> 3.28 m<sup>2</sup></p> <p><b>Reduced headroom</b> 44.68 ft<sup>2</sup> 4.15 m<sup>2</sup></p>
<p><b>Floor 2</b></p>		<p>(1) Excluding balconies and terraces</p> <p>Reduced headroom ..... Below 5 ft/1.5 m</p> <p>While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.</p> <p>Calculations are based on RICS IPMS 3C standard.</p> <p><b>GIRAFFE360</b></p>

# Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.