



**3 Clay Place, Halling, Rochester, Kent, ME2 1FN**  
**Guide Price £550,000**

Superbly Presented Detached House | Remainder on NHBC Warranty | Four Bedrooms | Principal Bedroom with En Suite | Impressive Open Plan Kitchen/Dining Room | Living Room | Ground Floor Cloakroom/Wc | Detached Garage | Popular St Andrews Park Development

Page & Wells are delighted to bring to the market this beautifully presented four bedroom detached family home built by Messrs Redrow. Located on the sought after St Andrews Park development in Halling, the property benefits from many upgrades from the original specification. To the ground floor the property comprises entrance hall, cloakroom/WC, living room and an impressive and modern open plan kitchen/dining providing a lovely open space which enjoys views over the landscaped rear garden. To the first floor is a landing, four bedrooms (the principal bedroom with en suite) and a family bathroom.

St Andrews Park is located in Halling, 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. For those who enjoy being outside, there is the popular St Andrews Lakes, 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).

EPC Rating: B.



### Ground Floor

Door to...

### Entrance Hall

Door to front, radiator, under stairs storage cupboard, stairs to first floor.

### Cloakroom/WC

Modern suite comprising low level WC, wash hand basin with splash back tiling, double glazed frosted window to front, radiator.

### Living Room: 16'2 x 11'3 (4.93m x 3.43m )

Double glazed bay window to front, carpet as laid, radiator, fitted window shutters.

### Modern Open Plan Kitchen/Dining Room: 19'3 x 14'9 (5.87m x 4.50m)

(Max measurements inclusive of fitted units). A modern open plan space with a good range of wall and base units incorporating pan drawers, with a complementary work surface with inset 1 1/4 sink unit with mixer tap. Built in cupboard housing space for washing machine and tumble dryer, built in oven and combination oven, inset hob with hood above. Integrated dishwasher and fridge/freezer, part tiled walls, double glazed window with fitted shutters to rear and double glazed sliding doors leading to rear garden with fitted bi-fold shutters.

### First Floor

### Landing

Double glazed window to side, carpet as laid, loft hatch, radiator, good sized built in airing cupboard housing Megaflo cylinder and wall mounted boiler.

### Bedroom: 14'5 x 10'7 (4.39m x 3.23m)

Double glazed bay window to front with fitted shutters, good range of fitted wardrobes, radiator, carpet as laid, access to...

### En Suite

Modern suite with tiled shower cubicle, wash hand basin with cupboard under and low level WC tiled floor, heated towel rail, double glazed frosted window to side.

### Bedroom: 12 x 9'4 (3.66m x 2.84m)

Double glazed window to rear with fitted shutters, radiator, carpet as laid.

### Bedroom: 9'7 x 8'5 (2.92m x 2.57m)

Double glazed window to rear with fitted shutters, carpet as laid, radiator.

### Bedroom: 8'4 x 7'2 (2.54m x 2.18m)

Currently used as an office. Double glazed window to front with fitted shutters, fitted shelving, radiator.

### Bathroom/WC

Suite comprising panelled bath with mixer tap, shower above, part tiled walls, wash hand basin, low level WC, double glazed frosted window to side, heated towel rail, tiled floor.

### External

### Driveway

Drive way to the side providing of street parking for approximately 2/3 cars, leading to ...

### Detached Garage: 19'7 x 10'9 (5.97m x 3.28m)

Up & over door, power and lighting, storage area created in the roof.

### Rear Garden

Pleasant and well maintained rear garden with a good sized patio area opening up to area mainly laid to lawn with raised decked area with balustrade with good sized timber shed/workshop (9'1 x 7'2) attached to the rear of the garage with power and lighting.

### VIEWING ARRANGEMENTS

Strictly by arrangement with the Agent's Larkfield Office:

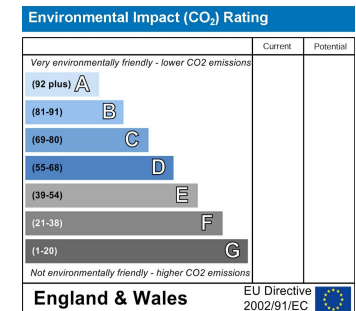
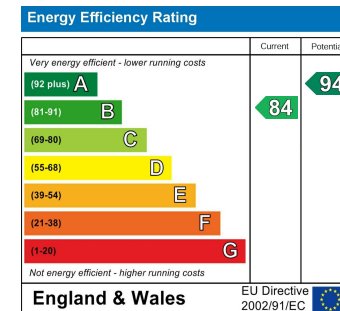
712 London Road, Larkfield, Kent ME20 6BL

Tel: 01732 841164

Email: larkfield@page-wells.co.uk

Website: www.pageandwells.com

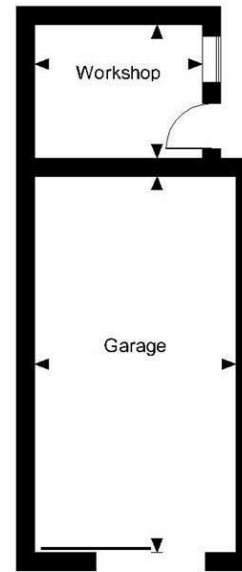
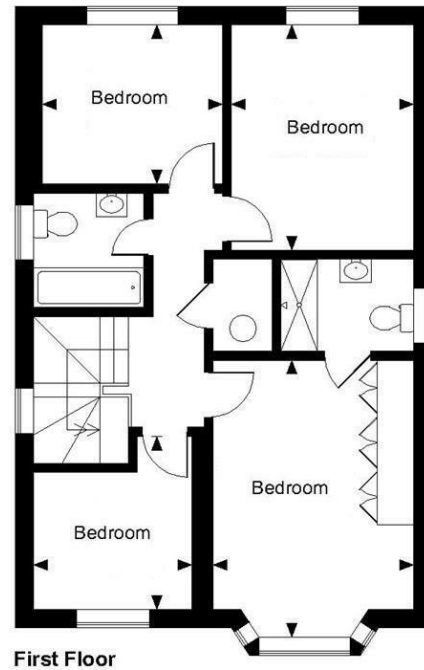
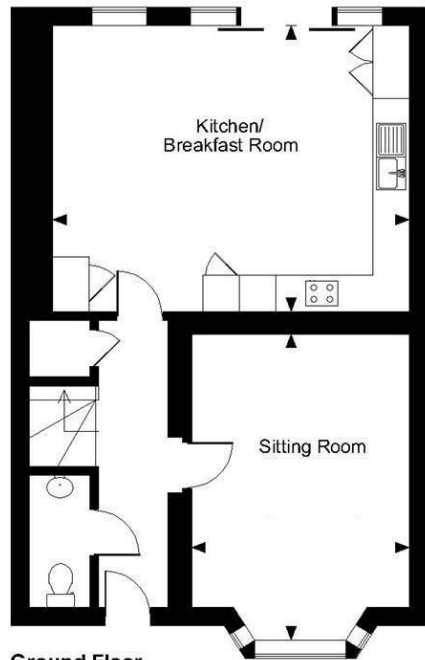
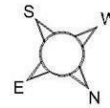
### EPC RATING



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Clay Place Halling, Rochester, Kent  
Approximate Gross Internal Area  
Main House = 1264 Sq Ft/117 Sq M  
Garage & Workshop = 294 Sq Ft/27 Sq M



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