



12 Conveyor Drive

Rochester, ME2 1FJ

GREENLEAF are delighted to introduce this beautifully presented three bedroom semi-detached house to the market, in sought-after St. Andrews Park, Halling. Built approximately 6 years ago, this impressive family home boasts a stunning kitchen/diner, spacious lounge, off road parking, good size garden, en suite, bathroom and downstairs WC, and is simply ready to move into and enjoy. The layout briefly consists of: Hallway giving access to WC, stairs up to first floor, lounge, and kitchen/diner with doors out to patio and garden; Upstairs the spacious landing gives access to three good size bedrooms, en suite to master, family bathroom, and airing cupboard. Whilst the property enjoys a peaceful residential location with a children's playground a short walk away, all A2/M2/M20 road links to London and coast are close by, with nearby Halling train station and Kings Ferry Coach service offering services to London also. There are a selection of quality schools in the local area, and the historic Halling High Street, Bishops Palace, doctors surgery, pubs and local amenities are a walk away. On your doorstep are beautiful river and countryside walks, whilst St Andrews lakes provide swimming, fishing, diving and other leisure facilities. We recommend viewing at your earliest convenience to avoid disappointment.

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only. If you require clarification or further information on any points, please contact us. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

Price Guide £370,000

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- SEMI-DETACHED HOUSE ON POPULAR ST. ANDREWS PARK LOCATION
- BEAUTIFULLY PRESENTED THROUGHOUT / GRADE B EPC RATING
- CLOSE TO RIVER AND COUNTRYSIDE WALKS
- CLOSE TO TRAIN STATION AND LOCAL SCHOOLS
- THREE GOOD SIZE BEDROOMS
- IMPRESSIVE KITCHEN / BREAKFAST ROOM
- SHORT DRIVE TO ROCHESTER, MAIDSTONE AND BLUEWATER SHOPPING CENTRE
- ATTRACTIVE BATHROOM, EN SUITE, AND DOWNSTAIRS WC
- GOOD SIZE GARDEN / OFF ROAD PARKING
- CLOSE TO A2/M2/M20 ROAD LINKS TO LONDON AND COAST

Hallway

14'1" x 3'7" (4.3m x 1.1m)

Covered front door into spacious and light hallway, with wood-effect vinyl flooring and neutral decor.

WC

5'8" x 2'11" (1.75m x 0.9m)

Useful downstairs facility, with corner hand basin and WC, window to side.

Lounge

15'8" x 10'9" (4.8m x 3.3m)

Good size lounge with window and fitted blinds to front of house, tasteful neutral decor and carpet.

Kitchen/Diner

17'8" x 10'5" (5.4m x 3.2m)

Beautiful room with good range of stylish modern grey and white kitchen cupboards with integrated fridge-freezer, built-in oven and dishwasher, contrasting worktops, attractive cream-colour tiled flooring, downlighters, vertical radiator, feature wall, sliding doors to patio and garden with windows and fitted blinds either side. Plenty of space for table and chairs, further utility cupboard to side with space for washing machine and dryer.

Landing

10'9" x 6'6" (3.3m x 2.0m)

Spacious landing with neutral carpet and decor, window to side providing lots of natural light, access to three

generous bedrooms, family bathroom, airing cupboard and loft access from here.

Master Bedroom

13'9" x 10'9" (4.2m x 3.3m)

Good size attractive double bedroom with built-in wardrobes, window to front of house, neutral modern carpet and decor continued, access to en suite.

En Suite Shower Room

7'0" x 4'1" (2.15m x 1.25m)

En suite with shower and feature wall tiles, basin and WC, vertical chrome radiator, tile-effect vinyl flooring.

Bedroom Two

12'1" x 8'10" (3.7m x 2.7m)

Good size double bedroom with space for wardrobe, window to rear overlooking garden, neutral carpet and decor.

Bedroom Three

8'6" x 8'6" (2.6m x 2.6m)

Smaller double bedroom with window to rear of property, neutral carpet and decor.

Bathroom

6'6" x 5'6" (2.0m x 1.7m)

Lovely bathroom with feature window to front of house, white suite consisting of bath, basin and WC, vertical chrome radiator, attractive wall tiles to bath area, tile-effect vinyl flooring.

Front of House

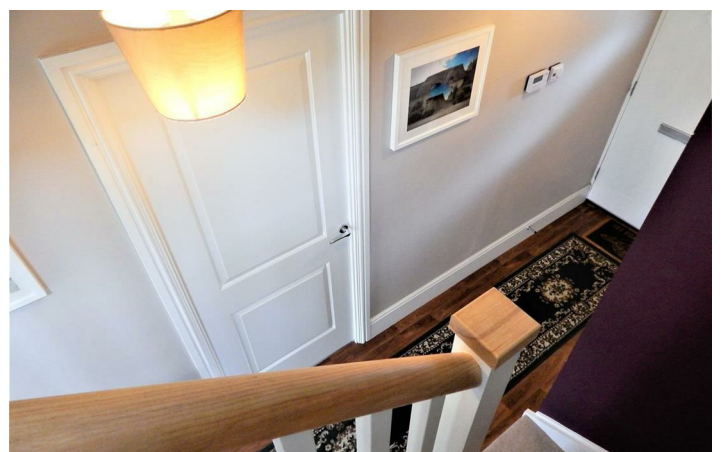
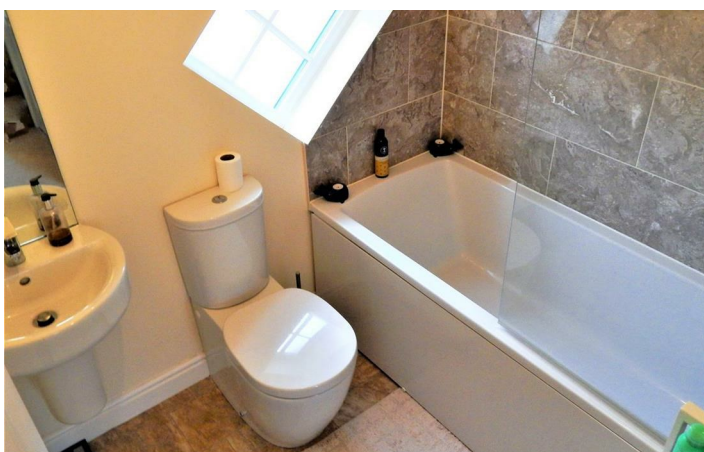
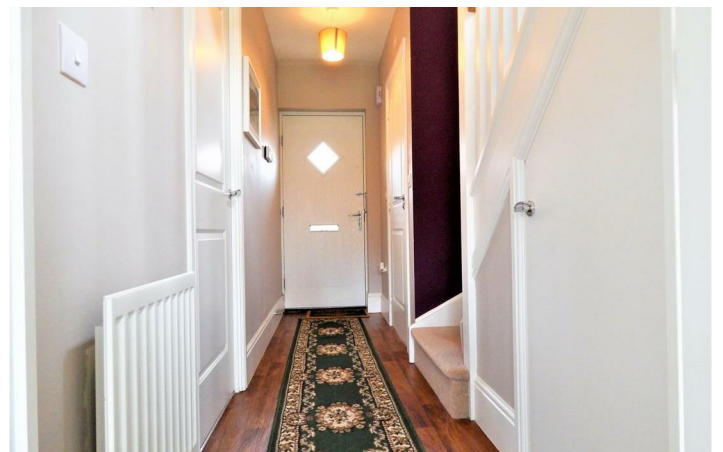
Attractive looking three bedroom semi-detached property with off road parking to front for two cars, plenty of visitor parking nearby, quiet residential location a short walk from children's play area and St Andrews Lakes.

Garden

Private and spacious patio and garden to rear, plenty of space for BBQ and outdoor dining, good size lawn area with wall to one side, fencing to the other side and also to the rear, large storage shed, range of established plants and shrubs, gated side access to front.

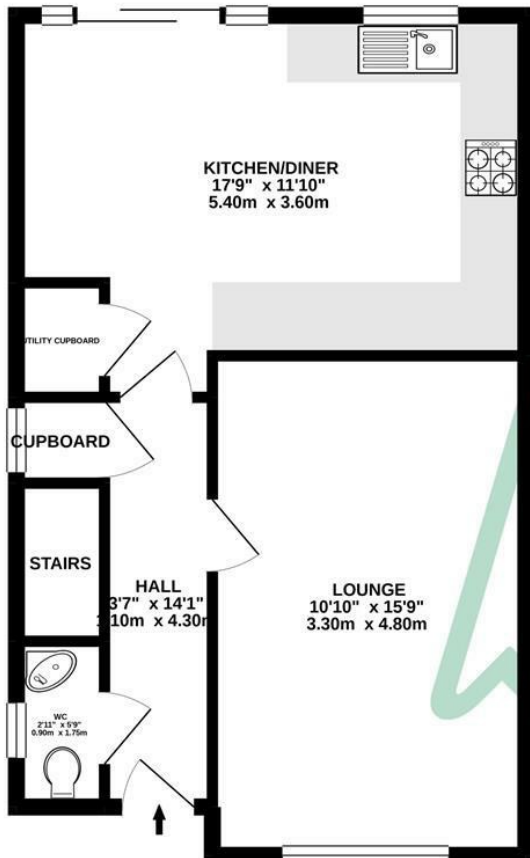
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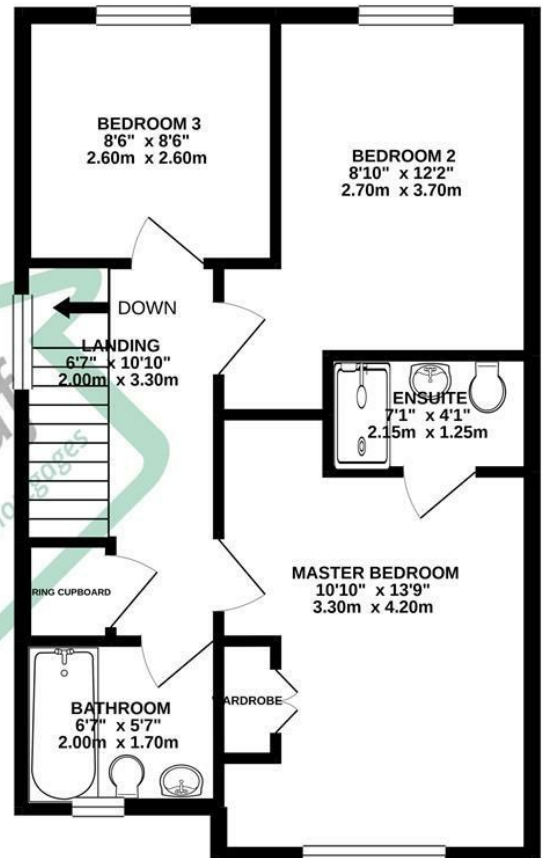




GROUND FLOOR
502 sq.ft. (46.7 sq.m.) approx.



1ST FLOOR
502 sq.ft. (46.6 sq.m.) approx.



TOTAL FLOOR AREA : 1004 sq.ft. (93.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs			
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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