



5 Formby Terrace

Halling, ME2 1AP

GREENLEAF PROPERTY SERVICES are delighted to introduce this beautifully presented mid-terrace house in sought-after Halling, Rochester. Boasting two great size double bedrooms, an en suite dressing/room and shower room to the master, further en suite WC to bedroom two, AND a downstairs bathroom/WC, this impressive family home further benefits from planning permission for an extension to the rear of the property. With a separate lounge and dining room, impressive integrated kitchen, and a lovely low maintenance garden giving access to the allocated off road parking for two vehicles, this spacious property really needs to be seen to appreciate all that is on offer.

The layout briefly consists of: Lounge leading to stairs up to the first floor, and through into the dining room, patio doors out to the garden, and doorway into the kitchen through to the rear lobby and into the downstairs bathroom/WC; The upstairs landing gives access to the spacious double bedrooms, with the en suite WC off bedroom two, and the impressive dressing room/walk-in wardrobe off the master bedroom leading to the en suite shower room.

Located between Rochester & West Malling, with quick access to M2/M20/A2, Bluewater Shopping Centre is approximately 20 minutes drive away. The train station is within walking distance, and serves Maidstone, the Medway towns, and boasts fast trains to London via nearby Snodland or Strood stations. There are also bus links to all local areas. The nearby historic village of Halling is a walk away, as is the picturesque and popular St. Andrews Lake, complete with its own beach, and a variety of water sports. There are highly regarded local schools in the nearby area, whilst all shopping and further leisure amenities are a short drive away. Interest is sure to be strong in this stylish and spacious house, we therefore recommend viewing at your earliest convenience to avoid disappointment, this property is ready to simply move into and enjoy.

Estate Fee TBC

Price Guide £320,000

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- MID-TERRACED VICTORIAN HOUSE WITH OFF ROAD PARKING FOR TWO VEHICLES
- BATHROOM / EN SUITE WC TO BEDROOM TWO / EN SUITE SHOWER TO BEDROOM ONE
- LOW MAINTENANCE GARDEN AND OFF ROAD PARKING
- EPC GRADE C / COUNCIL TAX BAND B / FREEHOLD
- BEAUTIFULLY PRESENTED THROUGHOUT
- DRESSING ROOM / WALK-IN WARDROBE
- CLOSE TO HISTORIC HALLING HIGH STREET, STATION AND LOCAL SCHOOLS
- PLANNING PERMISSION IN PLACE FOR EXTENSION TO REAR
- A SHORT WALK TO ST ANDREWS LAKES
- CLOSE TO A2/M2/M20 ROAD LINKS AND LOCAL AMENITIES

Lounge

12'9" x 10'9" (3.9m x 3.3m)

With modern neutral carpet and decor, cosy lounge with double-glazed window and fitted blinds to front of house, downlighters, lovely oak doors throughout.

Dining Room

12'9" x 10'9" (3.9m x 3.3m)

Good size dining room with modern neutral decor continued, cupboard housing boiler, large under-stairs storage cupboard, patio doors out to garden, doorway access into kitchen.

Kitchen

9'0" x 5'10" (2.75m x 1.8m)

With good range of grey gloss cupboards to wall and floor with contrasting Quartz worktops and metro-tile splashbacks, chrome fixtures and fittings, integrated washing machine/tumble dryer, micro-wave, electric hob and oven, grey tiled flooring, window to side, downlighters, open doorway into rear lobby.

Lobby

5'10" x 2'7" (1.8m x 0.8m)

Useful space with built-in fridge/freezer, tiled flooring and downlighter.

Bathroom

6'6" x 5'8" (2.0m x 1.75m)

Spacious and light bathroom with white suite consisting of bath with shower attachment, stylish vanity with built-in WC, basin and worktop, vertical chrome radiator, window to rear with fitted blinds, downlighters, grey tiled walls with contrasting grey tiled flooring.

Landing

2'11" x 2'7" (0.9m x 0.8m)

Compact landing giving access to two double bedrooms and en suites.

Bedroom Two

16'6" x 10'9" (5.05m x 3.3m)

Exceptionally good size double bedroom with window to front/fitted blinds, neutral grey carpet and decor, feature light, access to en suite.

En Suite WC

6'6" x 2'7" (2.0m x 0.8m)

With white suite consisting of WC and hand basin, chrome vertical radiator, downlighters, white wall tiles with feature border, grey tiled flooring.

Master Bedroom

16'6" x 10'9" (5.05m x 3.3m)

Another exceptionally good sized double bedroom with window to rear/fitted blinds, neutral carpet and decor, open access to dressing room and en suite.

Dressing Room/Walk-In Wardrobe

9'2" x 4'3" (2.8m x 1.3m)

Lovely useful space with dressing area and large walk-in wardrobe with double doors, neutral carpet and decor, doorway into en suite from here.

En Suite

9'2" x 4'11" (2.8m x 1.5m)

Spacious and light shower room with white suite consisting of good size shower, WC and basin built into stylish vanity unit, vertical chrome radiator, tasteful contrasting grey wall and floor tiles, and downlighters.

*Potential to change the use of the dressing room and en suite to a third bedroom, subject to the new owners wishes.

Gardens

Lovely low maintenance garden with hard-standing area perfect for table and chairs and outdoor dining directly to the rear of the patio doors, leading to a compact lawn garden with

paved surround, raised planter, fully fenced with gate to the off-road parking to the rear.

There is also a further gate to the side of the property giving access to the front of the property. There is also a pleasant established front garden with picket fence and gate, and a pathway leading to the front door.

Off Road Parking

Allocated off road parking directly behind house for two cars, further visitor parking available also.

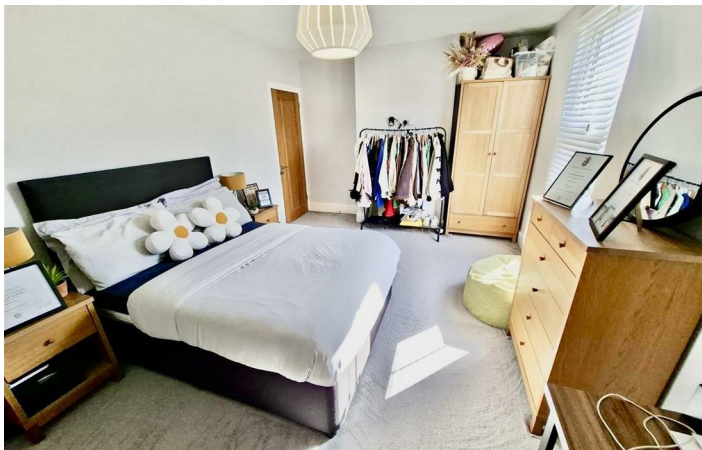
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Agents Note

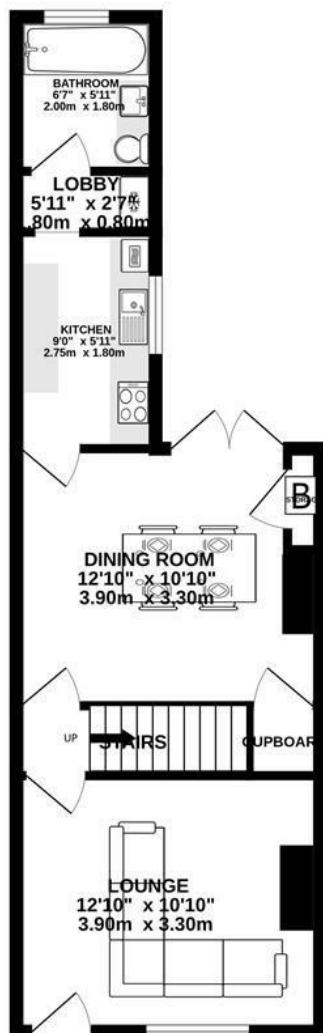
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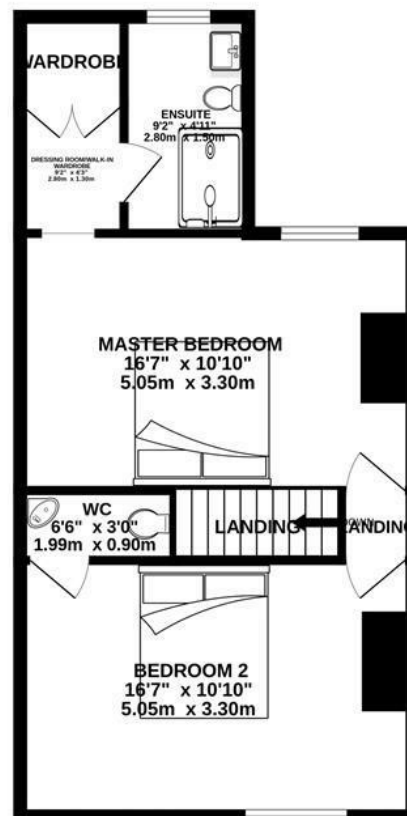




GROUND FLOOR
416 sq.ft. (38.7 sq.m.) approx.

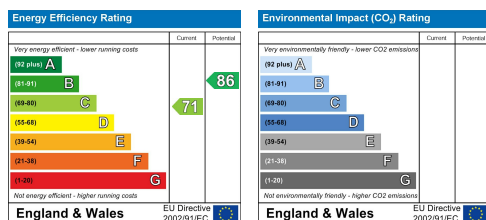


1ST FLOOR
485 sq.ft. (45.0 sq.m.) approx.



TOTAL FLOOR AREA : 901 sq.ft. (83.7 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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160 High Street, Rochester, Kent, ME1 1ER

Tel: 01634730672 Email: info@greenleaf-property.co.uk

www.greenleaf-property.co.uk