



7 The Chimneys

Rochester, ME2 1FX

GREENLEAF PROPERTY SERVICES are delighted to introduce this beautifully presented modern detached house, on the sought-after St Andrews Lakes development in Halling, Rochester. Boasting four good size bedrooms (three with built-in wardrobes) integral garage and off road parking, this spacious family home is quite simply ready to move into and enjoy.

The layout briefly consists of: Spacious hallway, lounge, fitted kitchen/dining room with integrated appliances, utility room and downstairs cloakroom W/C; To the first floor there are four good size bedrooms, en suite shower room to master bedroom, and family bathroom W/C; To the rear there is a great size garden for all the family.

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. There are a selection of schools in the local area, and the historic Halling High Street, train station, Bishops Palace, local amenities, shopping facilities, and pubs 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.

Freehold. EPC Grade B. Council Tax band F.

Offers In The Region Of £590,000

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- DETACHED HOUSE IN SOUGHT-AFTER MODERN DEVELOPMENT
- UTILITY ROOM AND CLOAKROOM W/C
- FITTED KITCHEN WITH INTEGRATED APPLIANCES
- EPC GRADE B.

- FOUR BEDROOMS
- EN SUITE SHOWER ROOM TO MASTER BEDROOM
- GARAGE AND OFF ROAD PARKING

- TWO RECEPTION ROOMS
- FIRST FLOOR FAMILY BATHROOM W/C
- COUNCIL TAX BAND E / FREEHOLD

Entrance Hall

10'0" x 6'5" (3.06 x 1.98)

Lounge

16'7" x 10'7" (5.06 x 3.24)

Kitchen/Dining Room

20'10" x 11'3" (6.36 x 3.45)

Utility Room

8'1" x 5'8" (2.47 x 1.73)

Downstairs cloakroom W/C

6'4" x 5'10" (1.94 x 1.78)

First Floor Landing

entrance to loft.

Bedroom

14'9" x 10'9" (4.51 x 3.29)

Ensuite Shower Room W/C

6'5" x 4'2" (1.96 x 1.29)

Bedroom

13'9" x 9'4" (4.2 x 2.85)

Bedroom

11'10" x 10'4" (3.61 x 3.15)

Bedroom

9'8" x 8'0" (2.95 x 2.44)

Bathroom W/C

7'10" x 6'7" (2.4 x 2.01)

Rear Garden

Enclosed, mainly laid to lawn with various flower and shrubs.

Garage

17'8" x 8'7" (5.39 x 2.64)

Off Road Parking

For two cars to Front.

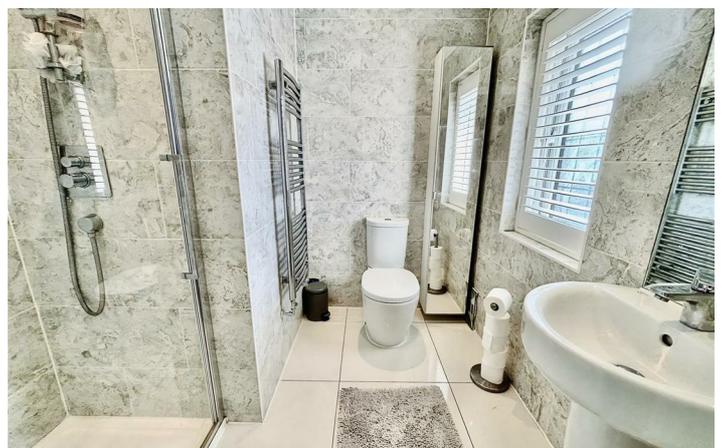
Agents Note

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Agents Note

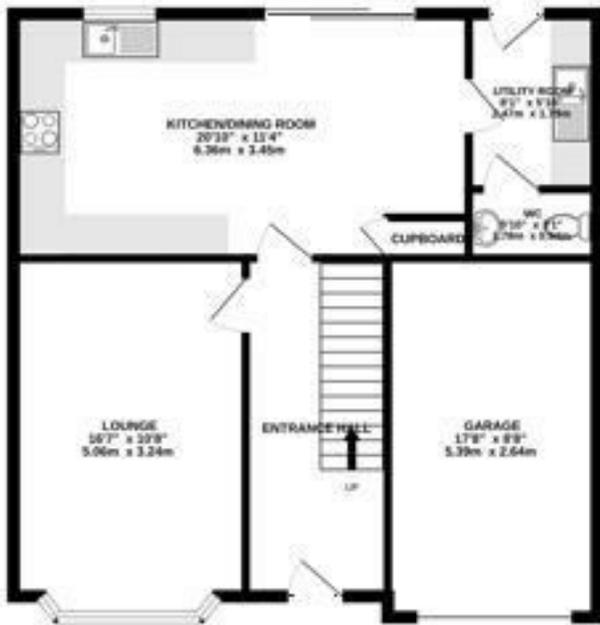
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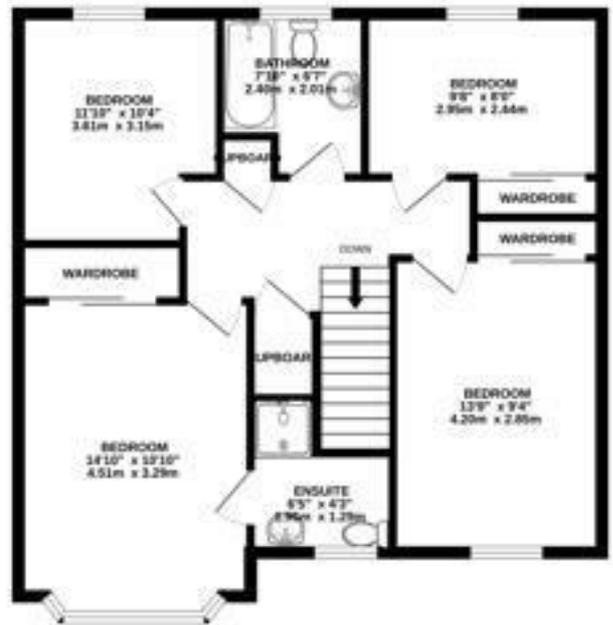




GROUND FLOOR
736 sq.ft. (68.4 sq.m.) approx.



1ST FLOOR
694 sq.ft. (64.5 sq.m.) approx.



TOTAL FLOOR AREA: 1431 sq.ft. (132.9 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the footprint 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		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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