



Cardigan Close

High Halstow | Rochester | ME3 8NX



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High Halstow, Rochester, ME3 8NX

£550,000

Freehold

This beautifully presented 4-bedroom detached house is located in the popular village of High Halstow, Kent. The property benefits from a spacious and well-designed layout, with three reception rooms, a fitted kitchen/diner, a conservatory, and four double bedrooms, two with en-suite bathrooms.

Externally, the house has front, side, and rear gardens, with potential to extend subject to planning permission. There is also a double garage and ample parking.

Local amenities, including shops, a pub, a school, and a bus stop, are all within walking distance.

Benefitting from:

- Sought after village location
- Approximately 1745.3 square feet
- Double garage
- Ample off street parking
- Conservatory
- Local primary school rated outstanding
- Council Tax: F
- EPC Rating: C



Accommodation

Front garden Large corner plot with ample parking with potential for extensions to the front and rear STPP, shrubs and trees.

Entrance Hall Carpet, stairs to first floor, double glazed entrance door, coved ceiling.

Cloakroom 2.87m x 0.81m (9'5" x 2'8") Laminate flooring, low level w/c, double glazed window to side, basin unit with mixer tap.

Living Room 5.26m x 3.43m (17'3" x 11'3") Carpet, radiator x two, feature fire place, double glazed sliding door to rear leading to conservatory, coved ceiling.

Dining Room 3.58m x 2.84m (11'9" x 9'4") Carpet, radiator, double glazed window to front, coved ceiling.

Study/Office 3.4m x 2.3m (11'2" x 7'7") Laminate, radiator, double glazed window to front.

Kitchen 5.77m x 2.87m (18'11" x 9'5") Laminate, wall & base units with rolltop work surface over, stainless steel oven & grill, hob, extractor fan, space for free standing appliances, under cupboard & plinth lighting, double glazed window to rear, double glazed sliding door to rear leading to conservatory.

Conservatory 6.86m x 3.8m (22'6" x 12'6") Laminate, double glazed door to side leading to garden and double glazed windows surround, built in flame effect wall heater.

Landing Carpet, loft access, under stairs storage x two, airing cupboard, coved downstairs.

Bedroom 3.58m x 2.9m (11'9" x 9'6") Carpet, radiator, double glazed window to rear, built in wardrobes.

Ensuite Bathroom 2.41m x 2.18m (7'11" x 7'2") Tiled flooring, partly tiled walls, low level w/c, P shape panelled bath with fitted shower door and over head shower, wall mounted heated towel rail, double glazed window to side, rear lit mirror with heated glass and shaving points.

Bedroom 3.9m x 2.92m (12'10" x 9'7") Carpet, radiator, double glazed window to front.

Bedroom 3.89m x 2.87m (12'9" x 9'5") Carpet, radiator,





double glazed window to rear.

Bedroom 3.53m x 2.46m (11'7" x 8'1") Carpet, radiator, double glazed window to front.

Bathroom 2m x 1.8m (6'7" x 5'11") Tiled flooring, low level w/c, panelled bath with mixer tap, wall mounted overhead shower, basin unit with mixer tap, wall mounted heated towel rail.

Rear Garden Shrubs and trees, grass, private and not over looked by other properties, decked area.

Exterior

Rear garden : Patio, grass laid to lawn, decking area and side access.

Garage : 18'04 x 16'00

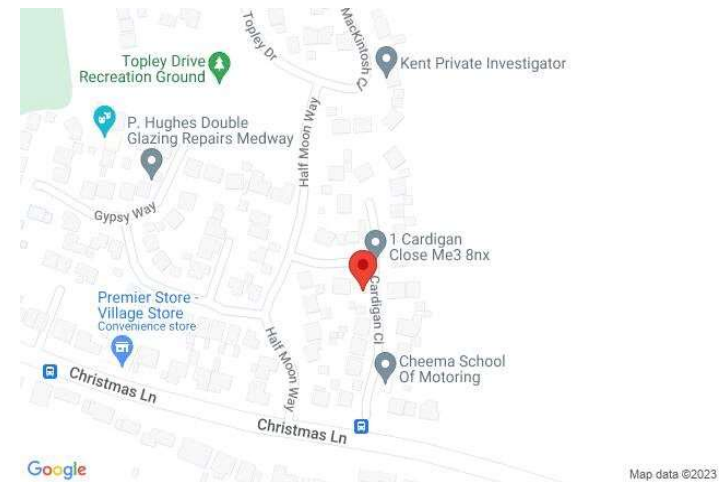
Up and over door, supplied with power & light

Additional Information

High Halstow is a vibrant village with a lot to offer its residents and visitors alike. There is a variety of shops, restaurants, and pubs, as well as a well-regarded primary school.

The village is also home to a number of popular attractions, including Deangate Athletics Track, High Halstow Marsh Nature Reserve, and the Hoo Peninsula Heritage Centre.





Important Notice

These particulars do not form part of an offer or contract and must not be relied upon as statements or representation of fact. Any areas, measurements, journey times or distances are approximate. The text, images, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and we have not tested any services, equipment or facilities. References to tenure are based on information supplied by the seller. Buyer should verify all information themselves by inspection or otherwise prior to a legal commitment to purchase. Photos and images are subject to copyright.

Location



(All distances & times are approximates)

FOR MORE INFORMATION CONTACT US TODAY.

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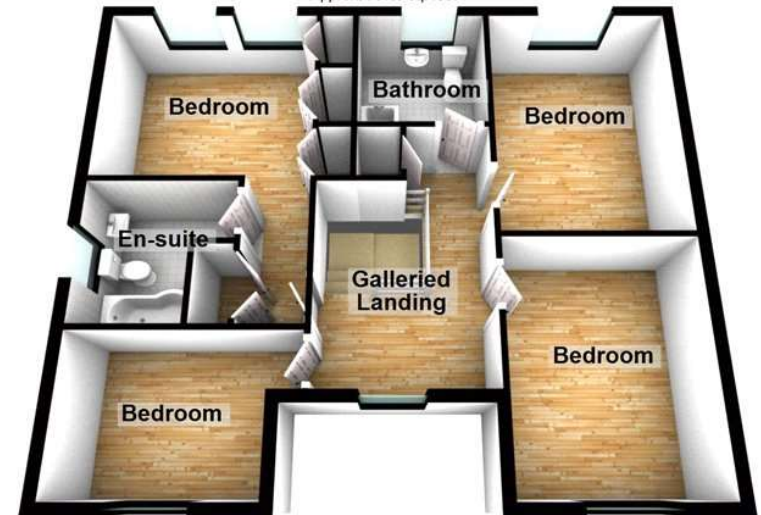
Ground Floor

Approx. 977.5 sq. feet



First Floor

Approx. 767.8 sq. feet



Total area: approx. 1745.3 sq. feet

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Plan produced using PlanUp.

