



9, Maximilian Drive,
Halling, ME2 1NQ

Asking Price £400,000



EPC C

- Prestigious Development on the Edge of the River
- No Onward Chain
- Close To Halling Station
- Panoramic Views Over the River Medway
- Village Setting



9 Maximilian Drive, Halling, , ME2 1NQ

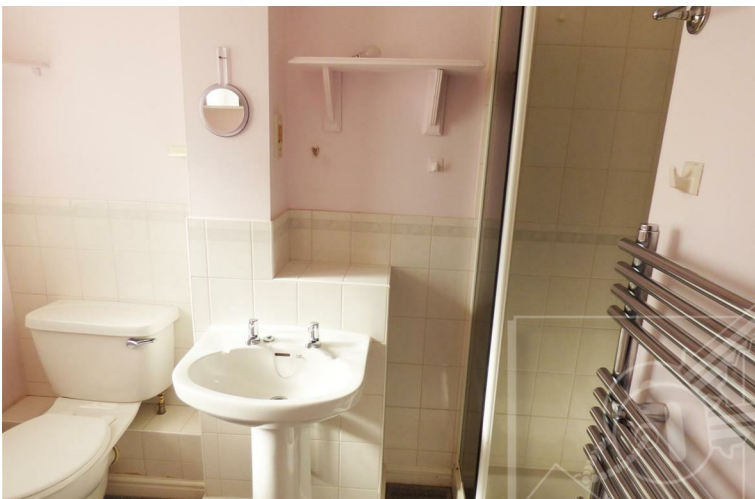


LOCATION:

Maximilian Drive is situated on a popular development of similar type properties right on the edge of the river bank and close to a park with picturesque riverside walks literally on your door step, perfect for dog walkers and for the kids to let off steam. Halling has its own train station, village shops, pubs and primary schools. There are nearby secondary schools in the catchment area. There are bus services travelling to Strood town centre or West Malling. Snodland is nearby with a post office and supermarkets. Medway Valley offers a large cinema, gym, 10 pin bowling and a choice of popular restaurants for dining out. Historic Rochester is within a few miles which also offers a selection of great pubs, bars and restaurants. The A228 leads to both the M2 and M20 where you can travel to both the coast and London with ease.

DESCRIPTION:

Offering stunning views from the front windows directly over the river, this three bedroom house is offered for sale with no onward chain. The property boasts good size living accommodation, including a ground floor cloakroom, decent size lounge with double doors leading into a separate dining room and an arch opening into the kitchen. There is a double glazed conservatory off the dining room which in turn leads out to the rear garden. Upstairs you will find the family bathroom, well proportioned master bedroom, which overlooks the river and is complete with built in wardrobes and en suite shower room. The second bedroom is a double room and overlooks the rear garden. The third bedroom is a single room. Other benefits include double glazing, gas central heating, a garage to the rear with additional parking on the garage forecourt. With some cosmetic improvements this could become the home you have been dreaming of. Viewing highly recommended.



FRONTAGE:

Paved steps and pathway leading to the front door. Paved patio area with shrubs and bushes.

ENTRANCE LOBBY:

Hardwood front door, leading into entrance lobby with carpet, electrical consumer unit/fuse box, access to cloakroom, lounge and first floor

CLOAKROOM:

1.64 x 0.93 (5'4" x 3'0")

Double glazed window to front. Bathroom suite comprising low level w.c., hand basin, carpet.

LOUNGE:

4.43 x 3.71 into recess (14'6" x 12'2" into recess)

Double glazed window to front with stunning views over the river. Carpet, two radiators, under stair cupboard with plenty of storage space, glazed double doors opening into dining room.

DINING ROOM:

3.4 x 2.54 (11'1" x 8'3")

Double glazed patio doors leading into conservatory, carpet, radiator with cover. Archway to kitchen.

KITCHEN:

3.4 x 2.08 (11'1" x 6'9")

Double glazed window over looking the rear garden. Fitted with white wall and base cupboards, rolled edge worktops, white one and a half bowl sink and drainer, built in Hotpoint gas hob, with Ariston extractor hood above and built in Lamona oven. Wall mounted boiler with controls for hot water and central heating.

CONSERVATORY:

3.35 x 2.02 (10'11" x 6'7")

Double glazed construction with double glazed windows each side and rear, double glazed french doors leading out to rear garden, polycarbonate roof, vinyl flooring.

STAIRS/LANDING:

Carpeted stair case with hand rail, leading to first floor. Airing cupboard with hot water cylinder and shelving.

BEDROOM 1:

3.81 x 3.09 into recess (12'5" x 10'1" into recess)

Double glazed window to front enjoying fantastic views over the river. Carpet, radiator, built in wardrobe, door to:

EN-SUITE SHOWER ROOM:

1.82 x 2.08 into recess (5'11" x 6'9" into recess)

Double glazed window to front, white suite comprising of shower cubicle with glass screen, low level w.c., pedestal basin. Heated towel rail, carpet, fitted shelving to recess.

BEDROOM 2:

3.14 x 2.94 into recess (10'3" x 9'7" into recess)

Double glazed window to rear overlooking the garden, carpet, radiator.

BEDROOM 3:

2.51 x 1.82 (8'2" x 5'11")

Double glazed window to rear overlooking the rear garden, carpet, radiator.

FAMILY BATHROOM:

1.92 x 1.82 (6'3" x 5'11")

Grey suite comprising panelled bath with vintage style shower mixer taps, pedestal basin, low level w.c., radiator, carpet.

REAR GARDEN:

An enclosed rear garden designed for easy maintenance with paved patios, pond, outside water tap, various shrubs and bushes, pergola with passion flower, fenced to sides and rear. Rear gate leading out to garage/parking area.

GARAGE:

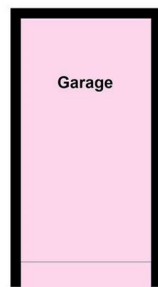
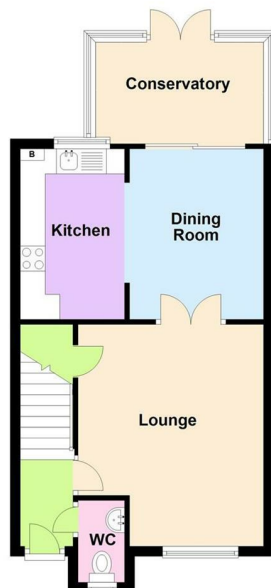
Garage to rear with up and over door, pitched roof. Parking on garage forecourt.

TENURE:

Freehold



Ground Floor



LOCAL AUTHORITY:
Medway Borough Council:

Council Tax Band E: £2,333 from 2022-2023

ESTIMATED BROADBAND SPEEDS

Standard: 6mb/s
Superfast 76 mb/s
Ultrafast 1000mb/s

This information has been provided by Sprift on 6th September 2023

SERVICES:

Gas, Electricity, Mains Water, Mains Drainage

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		89
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

184 Parrock Street
Gravesend
Kent
DA12 1EN

www.sealeys.co.uk
Email: sales@sealeys.co.uk
Tel: 01474 369368



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