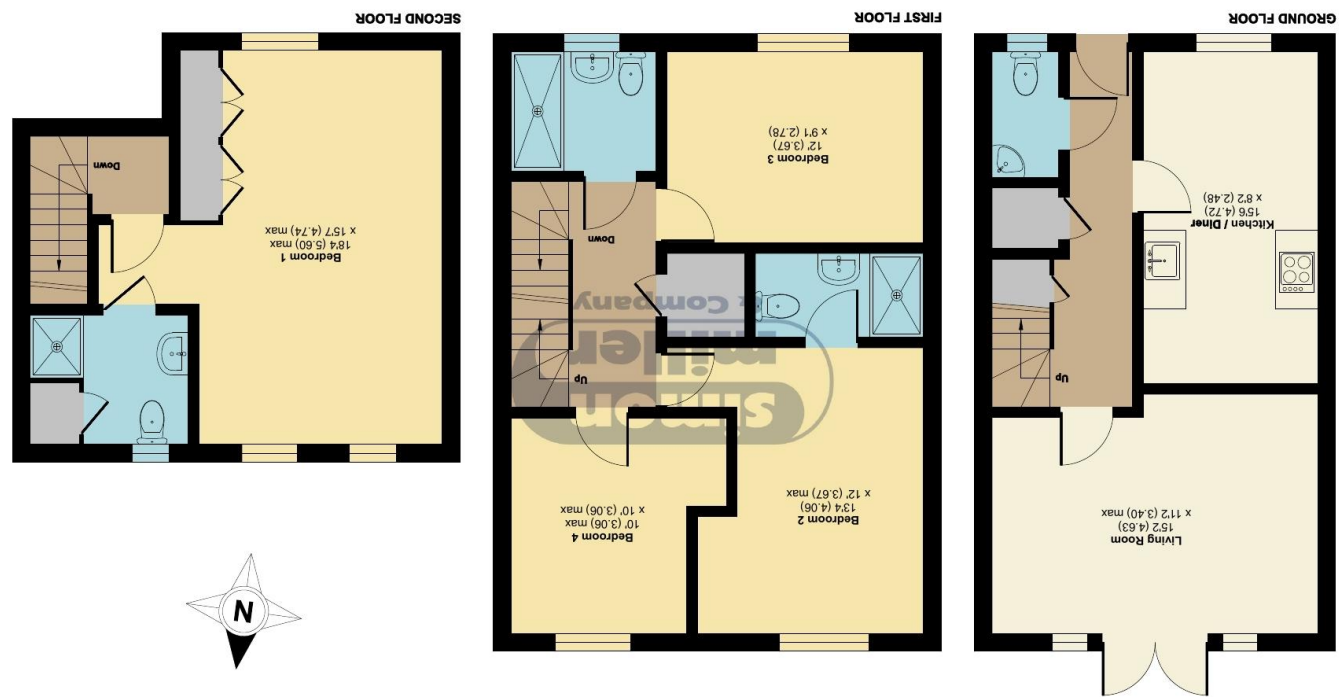


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS Residential). © nchocom 2025. REF: 1319061



Approximate Area = 1259 sq ft / 116.9 sq m  
For identification only - Not to scale

**Germander Avenue, Halling, Rochester, Rochester, ME2**

**8 Germander Avenue, Halling, Kent, ME2 1FR**

**GUIDE PRICE: £400,000-£425,000**

**EPC RATING: B**





**A well proportioned FOUR Bedroom family home appointed over THREE levels and offering over 1250sq ft of accommodation. The property is located towards the base of a no-through-road and is centrally positioned for access to the M2 and M20 motorway networks. There are upgrades throughout, two en-suite shower rooms and a family bathroom, two allocated parking spaces, plus no onward chain. Please contact the office to arrange a key accompanied viewing.**

**Freehold  
EPC: B  
Council Tax: E  
Full Fibre Broadband Available Now  
Service Charge: TBC**



- **THE LARGER 'KENNINGTON SPECIAL' DESIGN**
- **TWO EN-SUITES, PLUS A FAMILY BATHROOM**
- **APPOINTED OVER THREE LEVELS**

- **TWO ALLOCATED PARKING SPACES**
- **VACANT POSSESSION AVAILABLE**
- **READY TO VIEW NOW!**

**TAKE A LOOK AT: [WWW.SIMONMILLER.CO.UK](http://WWW.SIMONMILLER.CO.UK)**

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Agents Note: All dimensions are approximate and quoted for guidance only. Reference to appliances, fixtures, fittings and services does not imply that they are necessarily in good condition, fit the purpose or are in working order. Interested parties are advised to obtain verification from their Solicitors as to the Freehold/Leasehold status of the property and confirmation regarding the condition of any fixtures and fittings included in the sale.

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