



## 9 Browndens Road, Upper Halling, ME2 1JH

**GUIDE PRICE: £350,000-£375,000**

**EPC RATING: C**





Offered to the market with **NO ONWARD CHAIN** is this rarely available large two bedroom mid terraced home. Situated in the peaceful village of Upper Halling, this home is surrounded by fields and countryside whilst also being in close proximity to local supermarkets, motorway access, St Andrews Lakes and public transport routes including Halling and Snodland train stations.

Externally, the home has a large driveway to the front for a couple of cars and there is also the potential to create further additional parking on the drive for a couple more cars. The property has a large porch and a large walk-in store room which is great storage space for coats, shoes or additional storage space. This room has the possibility to be converted into a downstairs shower room or utility room. The kitchen is located at the front of the property and looks onto spectacular views over the fields opposite. From the kitchen there is an additional reception room which can be used flexibly but more than likely a separate dining room. To the rear there is a large conservatory room which allows plenty of natural light to flood through. From here you can access the southerly garden which is low maintenance with paving and artificial grass and also has a store shed. Going back inside, you can access the main living room via the conservatory or via the hallway by the front door.

Upstairs, the property is very unique and has two very large double bedrooms as well as a family bathroom with bath and shower. There is additional storage space in the loft.

The property has had tenants in situ for a while and whilst the owner has done some decorative work, there is still the room to put your own stamp on the property. The property is ready to view immediately so call the office now on 01634 240966 to book an appointment!

Freehold  
EPC: C  
Council Tax: C  
Full Fibre Broadband



- **CHAIN FREE!!**
- **TWO LARGE DOUBLE BEDROOMS**
- **DRIVEWAY TO FRONT**

- **POPULAR RURAL SETTING**
- **SOUTH WESTERLY FACING GARDEN**
- **CONSERVATORY TO REAR**

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

DO1660050226

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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