



Gore Green Road

Higham | Rochester | ME3 7HJ



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Higham, Rochester, ME3 7HJ

Guide Price £650,000 - £700,000

Freehold

This stunning three/four-bedroom detached residence is situated in rural position in Lower Higham with amazing views of surrounding countryside to the rear.

Benefitting from:

- Square Footage: 2082.3 Sq. Ft.
- Open Plan Lounge/Diner/Kitchen
- Three Bedrooms
- Office/4th Bedroom
- Ground Floor Bathroom
- Large Master Bedroom
- En-Suite Shower Room
- Double Glazing
- Gas Central Heating
- Amazing Views
- Viewing Recommended
- Council Tax: E
- EPC Rating: E



Accommodation

Entrance Hall: Entrance door with mat. Under-stairs storage cupboard. Tiled flooring. Inset spotlights. Doors to: -

Lounge Diner: 6.4m-0 x 5.74m (21'-0 x 18'10") Double glazed window to side. Double glazed sliding patio doors to garden. Two double radiators. Feature fireplace with log burner. Laminate wood flooring.

Kitchen: 5.8 (19') m x 5.23 (17'2") m (Narrowing to 2.95 (9'8") m) Double glazed door to garden. Double glazed window to rear. Modern fitted wall and base units with work surface over. Built-in double oven, microwave, hob and extractor hood over. Integrated fridge freezer. Integrated dishwasher. Single drainer sink unit with mixer tap.

Utility Room: 3.53m x 2.6m (11'7" x 8'6") Fitted wall and base units with work surface over. Single drainer sink unit. Built-in cupboard housing gas fired central heating boiler. Space for appliances. Inset spotlights. Door into garage.

GF Bathroom: 2.74m x 1.68m (9' x 5'6") Frosted double glazed window to side. Modern white suite comprising panelled bath with mixer tap and shower attachment. Pedestal wash hand basin. Low level w.c. Double radiator. Tiled flooring.

Bedroom 2: 3.96m x 3.8m (13' x 12'6") Double glazed window to front. Double radiator. Laminate wood flooring.

Bedroom 3: 4.1m x 3.02m (13'5" x 9'11") Double glazed bay window to front. Double radiator. Laminate flooring.

Bedroom 4: 3.2m x 2.74m (10'6" x 9') Currently used as an office. Double glazed window to rear. Double glazed frosted window to side. Radiator. Built-in storage cupboard. Carpet.

First Floor Landing Doors to: -

Bedroom 1: 4.98 (16'4") m (widening to 5.92 (19'5") m) x 4.83 (15'10") m Two double glazed Velux windows to front. One double glazed window to rear with amazing views of fields and farmland. Double glazed Velux window to rear. Double radiator. Carpet. Door to: -

En-suite: 2.87m x 2.41m (9'5" x 7'11") Double glazed Velux window to rear. Large walk-in shower cubicle. Wash hand basin. Low level w.c. Ample storage units. Double radiator. Tiled walls.





Exterior

Front: Large in and out single driveway for several cars. Fenced. Raised pebble borders.

Rear Garden: Approx. 100ft x 50ft: Large paved patio area. Mainly laid to lawn. Fence to side and rear. Rockery. Decked patio. Side pedestrian access.

Timber Outbuilding: 22'10 x 12'3 Supplied with power and light. Fitted base units.

Garage: 11'3 x 7'4: Twin doors into garage. Door to utility room.

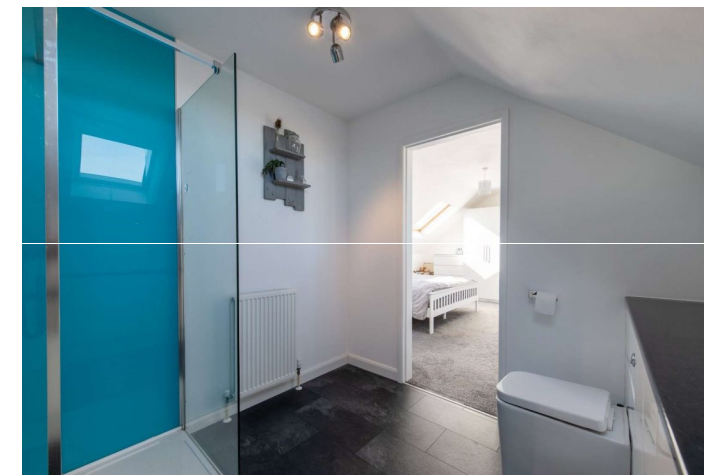
Storeroom: 17ft: Originally part of garage.

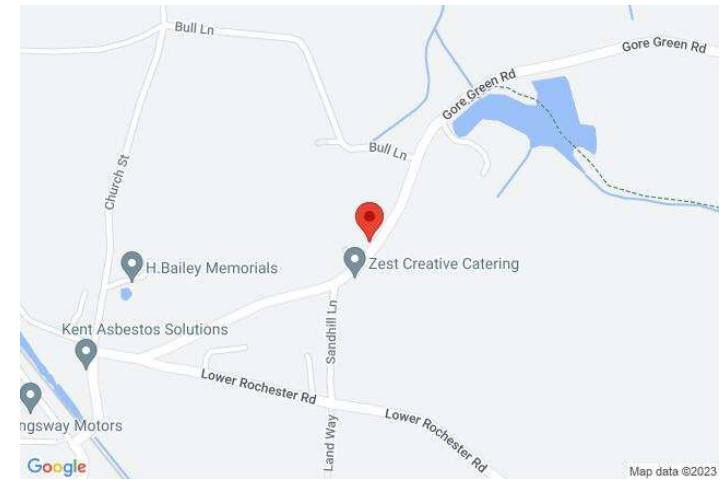
Additional Information

Higham has a rich Dickensian history and has Gads Hill School as its pride & joy, being one of the top-rated private schools in the country. Higham School having 'Good' & Cliffe Wood having 'Outstanding' OFSTED ratings. The village has great access to Gravesend and Strood Town Centres but has great local amenities including take away restaurants and local public houses. The property is with-in easy commuting routes to London via the A2/M2.

Council Tax - E

EPC Rating - E





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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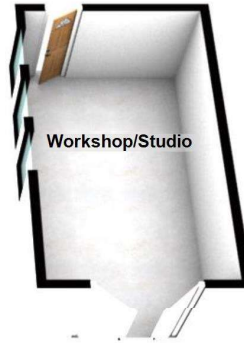
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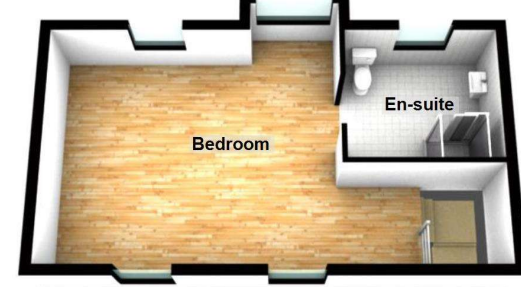
ROBINSON MICHAEL & JACKSON



Ground Floor
Approx. 1693.2 sq. feet



First Floor
Approx. 389.1 sq. feet



Total area: approx. 2082.3 sq. feet

Please be advised this plan is offered for marketing purposes only. It can not be relied upon for exact or precise measurements, angles, window or door openings. Whilst every effort is made to ensure the accuracy the company or provider accepts no responsibility for the content.
Plan produced using PlanUp.

