



# Villa Road

Higham | Kent | ME3 7BS







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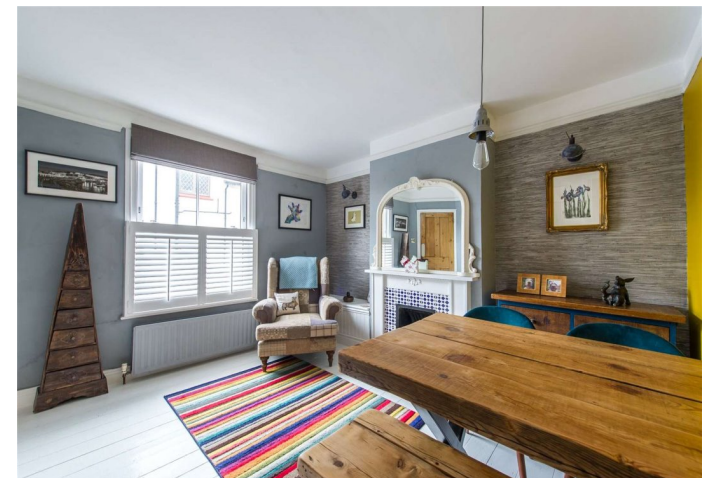
Higham, Kent, ME3 7BS

Asking Price £400,000  
Freehold

This three bedroom double fronted end of terraced cottage with own driveway to side is situated in the heart of the sought after village of Higham and oozes charm and character throughout.

Benefitting from:

- Double Glazed Sash Windows
- Two Reception Rooms
- Victorian Style 4 Piece Bathroom
- Gas Central Heating
- Kitchen & Utility Room
- Immaculate Throughout
- Driveway to side.
- Landscaped Rear Garden
- Viewing Recommended
- Council Tax:C
- EPC Rating: D





## Accommodation

**Entrance Hall** Original single glazed stained glass front door. Exposed floor boards. Carpeted staircase to first floor. Doors to reception rooms 1 & 2.

**Lounge** 3.68m x 12 (12'1" x 12') Double glazed sash window to front with shutters. Wool carpet. Feature brick chimney breast with working fire. Double radiator. Picture rail.

**Dining Room** 3.66m x 3.6m (12' x 11'10") Double glazed sash window to front with shutters. Painted white floorboards. Feature fireplace with working fire. Wireless thermostat. Picture rail. Radiator. Large under-stairs storage cupboard. Fitted base unit.

**Kitchen Breakfast Room** 4.17m x 2.7m (13'8" x 8'10") Double glazed sash window to rear. Fitted wall units. Range cooker open for negotiation. Extractor hood over included. Tiled splashbacks. UPVC stable door to side.

Sanded and oiled wood floor. Wooden worktops. Integrated dishwasher. Designed radiator.

**Utility Room** 2.9m x 2.1m (9'6" x 6'11") Fitted base units. Wooden worktop. Inset sink unit with mixer tap. Wall mounted Baxi combination boiler. Partly tiled walls. Tiled flooring. Double radiator.

**Landing** Access to loft. Carpet. Doors to:-

**Bedroom 1** 3.68m x 3.66m (12'1" x 12') Double glazed sash window to front. Exposed floor boards. Built-in storage cupboard. Radiator. Feature fireplace.

**Bedroom 2** 3.68m x 3.6m (12'1" x 11'10") Double glazed sash window to front. Carpet. Radiator. Feature cast iron fireplace. Built-in storage cupboard.

**Bedroom 3** 4.17 (13'8")m narrowing to 2.72 (8'11")m x 1.73 (5'8")m Double glazed sash window to rear. Painted floor boards. Inset spot lights. Radiator.

**Bathroom** 2.9 (9'6")m x 2.08 (6'10")m plus recess Double glazed window to rear with shutters. Victorian style suite comprising free standing bath with claw feet. Shower cubicle with power shower. Wash hand basin with cupboard below.







Low level w.c. Tiled flooring. Heated towel rail. Inset spotlights. Partly tiled walls. Built-in airing cupboard.

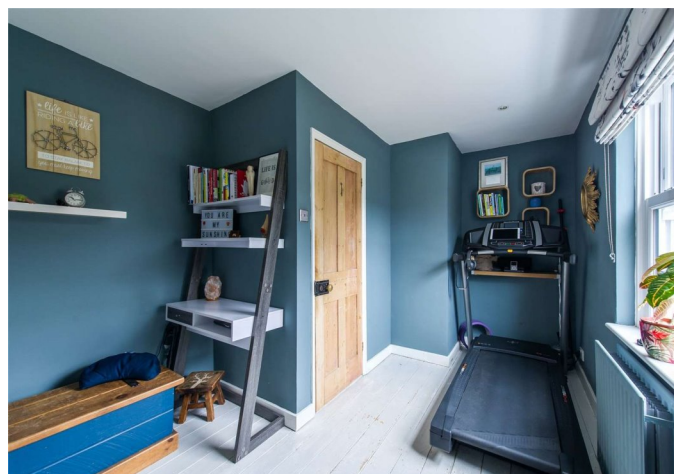
## Exterior

Rear Garden: Paved patio area. Laid to lawn. Raised barked flower and shrub borders. Fenced to side and rear. Outside toilet completed in June 2022 with low level w.c, wash hand basin, part wood panelled walls and inset spots.

Front Garden/Parking. Own pebbled driveway to side. Large alarmed timber storage shed with lighting. Timber bin storage unit. Raised shrub borders. Gate to rear garden.

## Additional Information

Higham has a rich Dickensian history and has Gads Hill School as its pride and joy, being one of the top rated private schools in the country. The village has great access to Gravesend and Strood Town Centres, with easy commuting routes to London via the A2/M2. There are two public houses and local shops within walking distance and the village also has a church, primary school, post office, library and mainline station into London.







## 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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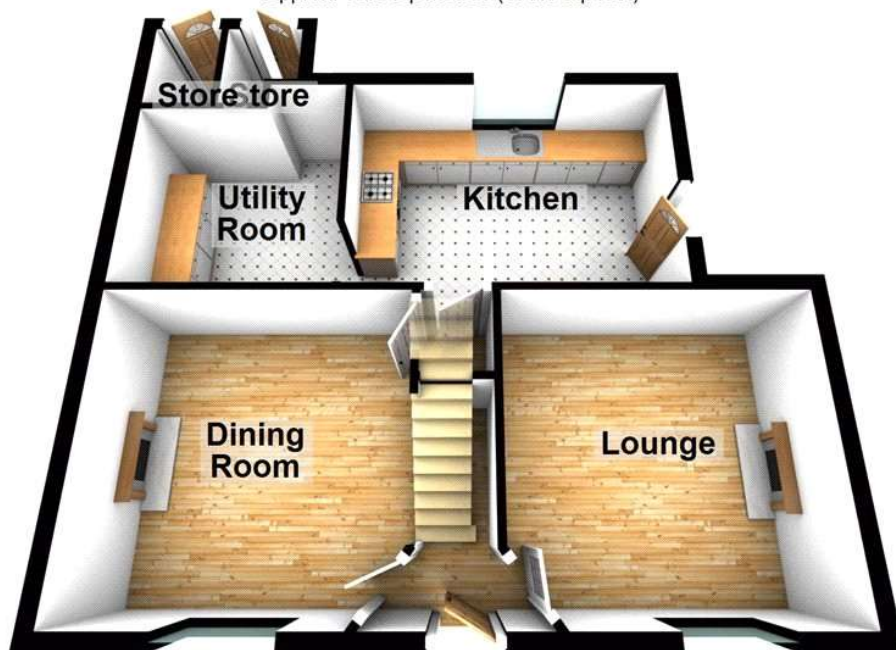
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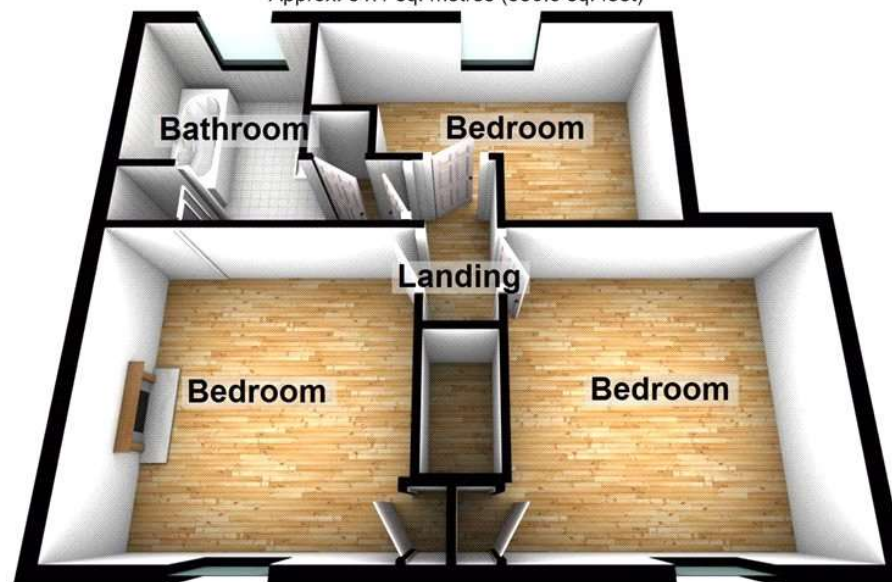
### Ground Floor

Approx. 53.6 sq. metres (576.5 sq. feet)



### First Floor

Approx. 51.1 sq. metres (550.0 sq. feet)



**Total area: approx. 104.7 sq. metres (1126.4 sq. feet)**

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Plan produced using PlanUp.



