



Hermitage Road

Higham | Rochester | ME3 7DD







# Hermitage Road

Higham, Rochester, ME3 7DD

Asking Price £825,000

Freehold

Situated in a prominent position in the sought after village of Higham is this four double bedroom double fronted detached house with double garage and stunning views of the River Thames and beyond.

## Benefitting from:

- Three Reception Rooms
- Ground Floor Cloakroom
- First Floor Bathroom
- En-Suite to Master Bedroom
- Many Character Features
- Landscaped South Facing Rear Garden
- Double Glazing
- Gas Central Heating
- Viewing Strongly Recommended
- Council Tax: G
- EPC Rating: D





## Accommodation

**Entrance Hall** Entrance door. Laminate wood flooring. Carpeted solid oak staircase to first floor. Radiator.

**Cloakroom** Frosted double glazed window to side. Low level w.c. Wash hand basin. Laminate wood flooring. Coved ceiling. Radiator.

**Living Room** 8.36m x 3.58m (27'5" x 11'9") Double glazed bay sash window to front. Carpet. Two double radiators. Leaded light double glazed door to garden. Remote controlled gas fire.

**Dining Room** 4.78m x 3.73m (15'8" x 12'3") Double glazed bay sash window front. Carpet. Radiator. Coved ceiling. Built in dresser units. Feature fireplace with space for electric fire.

**Cellar** Brick built storage rooms.

**Kitchen** 3.73m x 2.95m (12'3" x 9'8") Double glazed window to side. Double glazed window to rear. Fitted wall and base units. Granite work surfaces. Built in oven, microwave, hob and extractor. Integrated fridge. Built in dishwasher. Built in washing machine.

**Family/Garden Room** 4.42m x 4.11m (14'6" x 13'6") Double glazed patio doors on three sides leading to rear garden. Laminate wood flooring. Radiator. Coved ceiling.,

**Landing** Double glazed sash window to front. Carpet. Decorative Oak staircase.

**Master Bedroom** 4.45m x 4.17m (14'7" x 13'8") Double glazed window to rear. Carpet. Radiator. Coved ceiling. Door to En-suite shower room.

**En Suite Shower Room** Frosted double glazed window to side. Low level w.c Tiled shower cubicle. Wash hand basin. Tiled floor. Tiled splashbacks. Inset spotlights.

**Bedroom 2** 4.2m x 3.78m (13'9" x 12'5") Double glazed sash window to front. Carpet. Radiator. Wash hand basin. Built in wardrobes. Coved ceiling,

**Bedroom 3** 3.94m x 3.84m (12'11" x 12'7") Double glazed sash window to front. Carpet. Radiator. Wash hand basin. Built in wardrobe cupboard.







**Bedroom 4** 3.66m x 3.05m (12' x 10') Double glazed window to rear. Carpet. Radiator. Access to loft.

**Bathroom** Double glazed window to rear with wooden internal shutters. Matching suite comprising panelled bath, pedestal wash hand basin, low level w.c. and bidet,. Independent wall mounted shower unit. Inset spotlights. Radiator. Dado rail. Vinyl flooring.

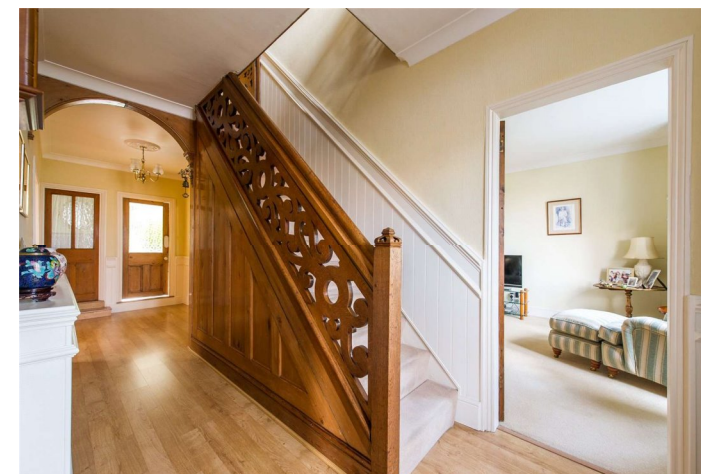
## Exterior

Rear Garden: Landscaped. South facing. Paved patio area. Decked patio area. Laid to lawn. Established trees, bushes and shrubs. Courtyard to side.

Garage/Parking. Detached garage via electric up an over door. Own driveway for several cars.

## 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.

Andy Plaistowe - Branch Partner

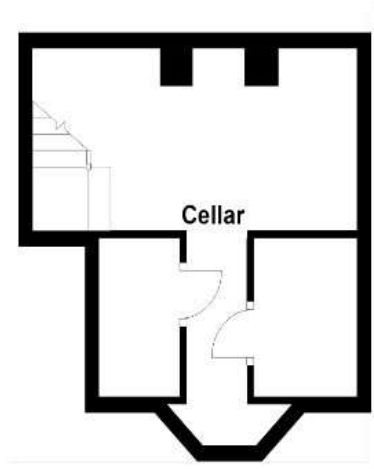
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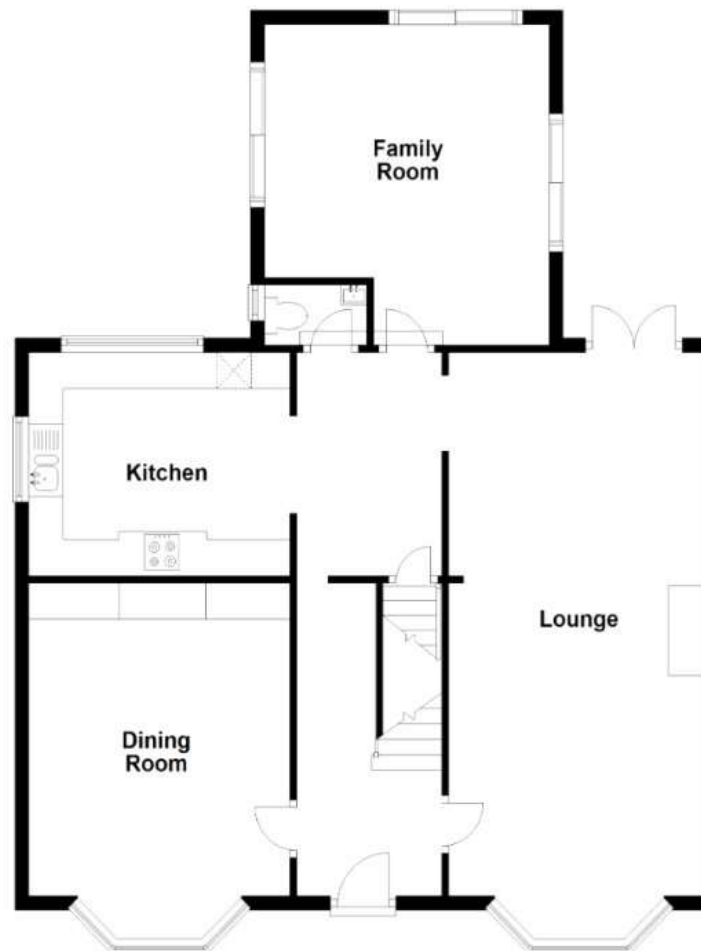
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**ROBINSON MICHAEL & JACKSON**



**Ground Floor**  
Approx. 93.0 sq. metres (1001.0 sq. feet)



**First Floor**  
Approx. 92.2 sq. metres (992.9 sq. feet)

