



Reynolds Fields

Higham | Rochester | ME3 7LX



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Higham, Rochester, ME3 7LX

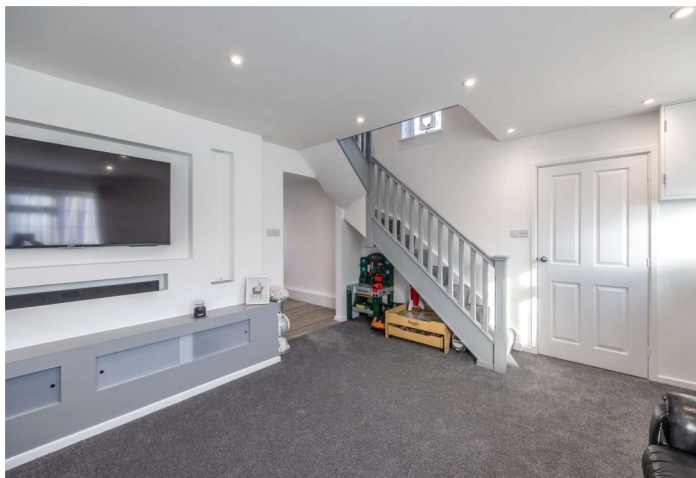
Guide Price £425,000

Freehold

GP £425,000-£450,000. Located within the desired village of Higham is this immaculately presented 3 bedroom semi detached house on a corner plot with an abundance of available parking!

Benefitting from:

- Sought After Village Location
- Recently Renovated
- Groundfloor Shower Room
- First Floor Bathroom
- Double Length Garage
- Triple Driveway
- Plans Approved to Extend Over The Garage
- Re-Wired
- Council Tax: D
- EPC Rating: D



Accommodation

Entrance Hall: 1.68m x 1.6m (5'6" x 5'3") Entrance door into hallway. Tiled flooring. Built-in wardrobe. Doors to:-

Cloakroom: 3.28m x 2.13m (10'9" x 7') Low level w.c. Vanity sink unit with storage cupboard under. Heated towel rail. Spotlights. Tiled flooring.

Lounge: 4.9m x 5.94m (16'1" x 19'6") Double glazed window to front. Double glazed French window to front. Radiator. Built-in storage cupboard. Carpet. Spotlights.

Kitchen: 4.88m x 3.15m (16' x 10'4") Double glazed window to rear. Double glazed French door to rear.

First Floor Landing: Access to loft with pull down ladder. Doors to:-

Bedroom 1: 4.17m x 2.62m (13'8" x 8'7") Double glazed window to front. Radiator. Carpet.

Bedroom 2: 3.12m x 2.54m (10'3" x 8'4") Double glazed window to rear. Radiator. Carpet.

Bedroom 3: 3.05m x 2.29m (10' x 7'6") Double glazed window to rear. Radiator. Carpet.

Bathroom: Double glazed frosted window to front. Suite comprising panelled bath with shower over. Vanity sink unit with storage cupboard under. Low level w.c. Tiled walls. Tiled flooring. Heated towel rail.

Exterior

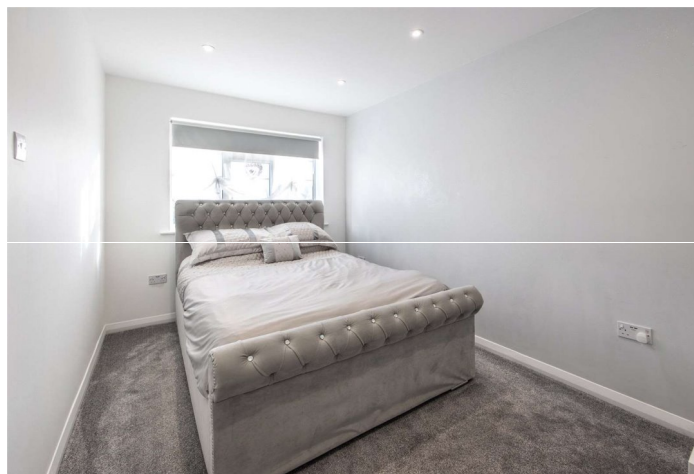
Rear Garden: Patio area. Side pedestrian access. Access garage.

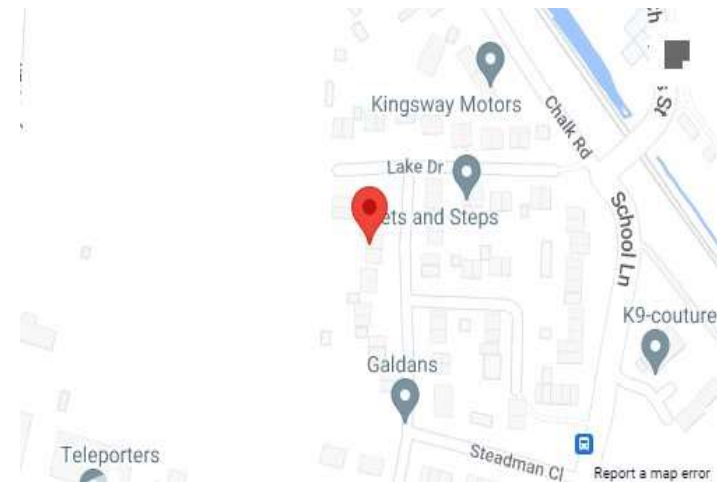




Additional Information

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.





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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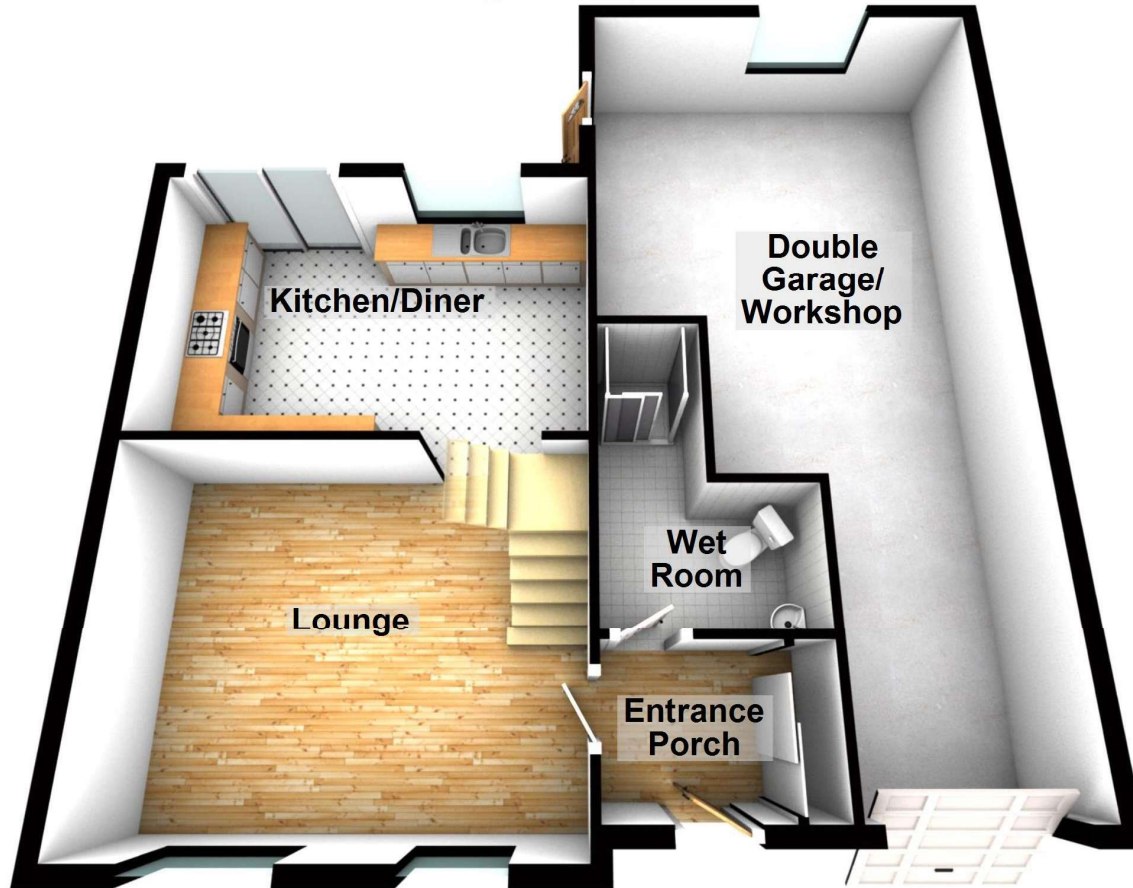
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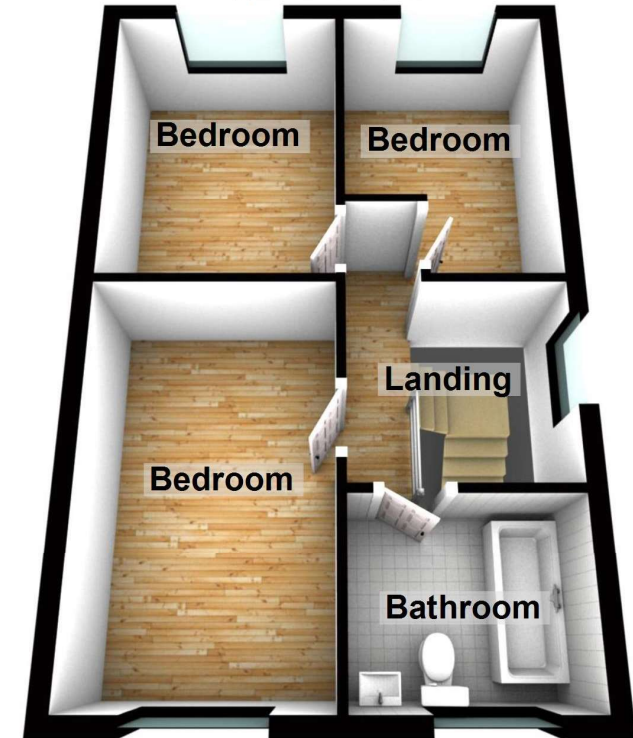
Ground Floor

Approx. 861.7 sq. feet



First Floor

Approx. 398.8 sq. feet



Total area: approx. 1260.6 sq. feet

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Plan produced using PlanUp.

