



Walmers Avenue

Higham | Kent | ME3 7EH







# Walmers Avenue

Higham, Kent, ME3 7EH

Guide Price £850,000 - £900,000

Freehold

Situated on one of Higham's most popular roads is this four-bedroom detached family residence set over 3 floors and with stunning farmland, field and river views to the rear.

Benefitting from:

- Four Reception Rooms
- 26' Kitchen/Breakfast Room
- Three En-Suites including Bar
- Double Glazing
- Gas or Multi Fuel Heating
- 125' Rear Garden
- Integral Garage and Own Drive
- Utility Room
- Bar/Games Room
- Viewing Recommended
- Council Tax: E
- EPC Rating: C





# Accommodation

## GROUND FLOOR

**Entrance Hall:** 5.1m x 1.32m (16'9" x 4'4") Entrance door to side. Tiled flooring. Radiator.

**Shower Room:** 1.96m x 1.65m (6'5" x 5'5") Suite comprising double walk-in tiled shower cubicle with overhead spray. Wash hand basin. Low level w.c. extractor fan. Ceramic tiled flooring. Heated towel rail.

**Lounge:** 7.1m x 4.52m (23'4" x 14'10") French doors to conservatory. Laminate wood flooring. Double glazed window to side. Multi-fuel burner. Radiator. Staircase to first floor. Staircase to lower ground floor.

**Conservatory/Dining Room:** 6.58m x 3.4m (21'7" x 11'2") Double glazed double doors to rear. Double glazed window to rear with views of The River Thames and beyond. Double glazed sliding doors to decked patio (11'4 x 9'1).

**Bedroom 4:** 3.78m x 2.97m (12'5" x 9'9") Double glazed window to front. Double radiator. Fitted wardrobes.

**Bedroom 3:** 3.9m x 3.76m (12'10" x 12'4") Double glazed window to side. Double glazed bay window to rear. Laminate wood flooring. Double radiator.

**Inner Lobby:** Double glazed window to side. Double glazed window to rear. Laminate wood flooring. Inner Hallway. Door to ground floor w.c. Double glazed door to side. Door to garage.

**Ground Floor W.C.** 1.3m x 0.81m (4'3" x 2'8") Frosted double glazed window to side. Low level w.c. Wash hand basin. Tiled floor. Tiled walls.

**LOWER GROUND FLOOR**

**Kitchen Area:** 8.1m x 4.42m (26'7" x 14'6") Solid Oak modern fitted wall and base units with roll top work surface. Large central island/breakfast bar with cupboards below. Inset sink unit. Twin built-in oven, five ring hob and extractor hood over. Integrated dishwasher. Recess for fridge/freezer. Inset spotlights. Display cabinets. Built-in cupboard housing gas fire central heating boiler. Door to utility room. Open plan to dining room.

**Utility Room:** 2.41 (7'11") m x 2.18 (7'2") m (At Widest Point) Space for washing machine and tumble dryer. Laminate wood flooring. Door to w.c.

**Separate W.C.:** - 1.68m x 1.02m (5'6" x 3'4") Low level w.c. Wash hand basin with cupboard below. Built-in storage cupboard. Laminate wood flooring.

**Dining Room:** 5.2m x 3.73m (17'1" x 12'3") Double glazed Bi folding doors to garden. Frosted double glazed window to side. Tiled flooring. Inset spotlights. Double doors to gym/3 reception room/Office.

**Gym/Office:** 3.15m x 2.97m (10'4" x 9'9") Frosted double glazed windows to side. Double glazed window to side. Tiled flooring. Radiator.

**FIRST FLOOR LANDING:**

**Landing:** Laminate wood flooring. Doors to: -

**Bedroom 1:** 7.54m x 3.58m (24'9" x 11'9") Double glazed French doors to rear with amazing view of Fields, The River Thames & beyond. Carpet. Fitted wardrobes with sliding doors.







**En-suite:** 3.94m x 3.02m (12'11" x 9'11") Double glazed Velux windows to rear. Frosted double glazed window to front. White suite comprising corner Jacuzzi bath with mixer tap. Wash hand basin. Low level w.c. Laminate wood flooring. Radiator. Partly tiled walls. Built-in storage cupboard.

**Bedroom 2:** 4.3m x 3.48m (14'1" x 11'5") Georgian style double glazed window to front. Carpet. Access to eaves.

**En-suite:** 1.78m x 1.6m (5'10" x 5'3") Double glazed Velux window to side. Suite comprising tiled shower cubicle. Wash hand basin. Low level w.c.

## Exterior

Garden: Approx: 125ft x 40ft: Large paved patio area. Laid to lawn. Decked patio area. Side pedestrian access. Conifer trees. Mature trees and shrubs. Small pond. Koi pond.

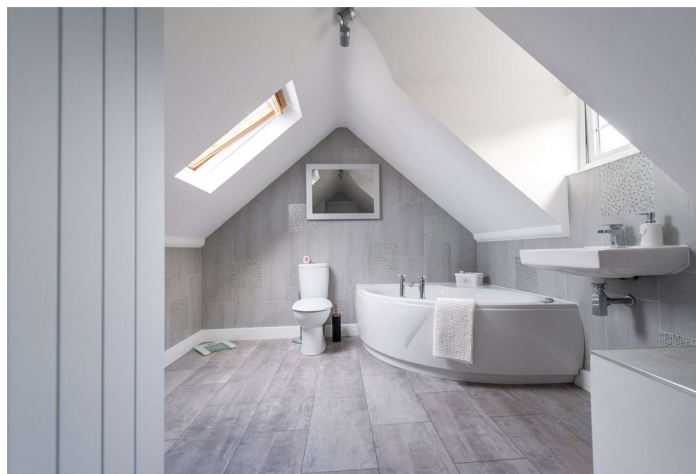
Timber Shed: 17'1 x 9'1: Double glazed window to front. Double glazed window to rear. Supplied with power and light. Smaller shed to remain.

Detached Bar/Studio: 22'10 x 18'6: To rear of garden. Double glazed window to rear. Corner bath. Air conditioning unit. Skylight window. Door to ensuite shower room (7'2 x 5'1) Comprising tiled shower cubicle. Low level w.c.

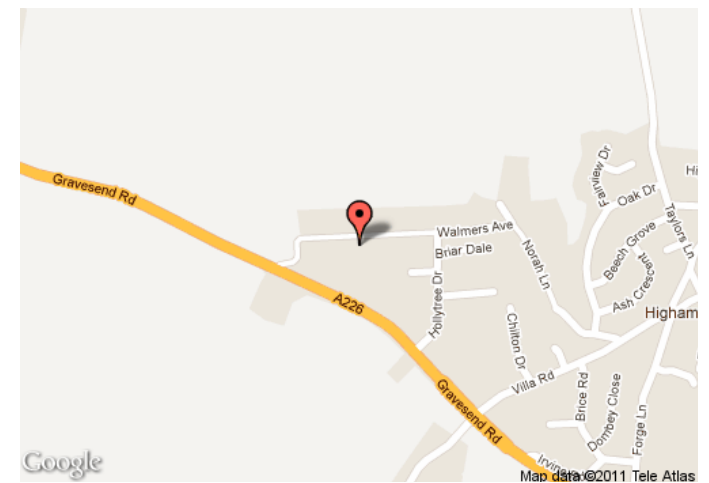
Garage: 14'8 x 10'9: Remote roller door. Supplied with power and light.

## 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

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## Location



(All distances & times are approximates)

## FOR MORE INFORMATION CONTACT US TODAY.

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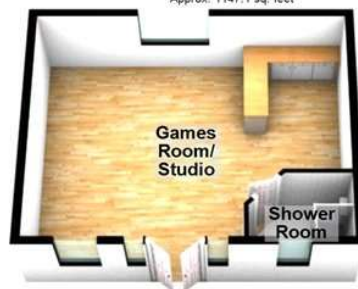
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### Lower Ground Floor

Approx. 1147.1 sq. feet



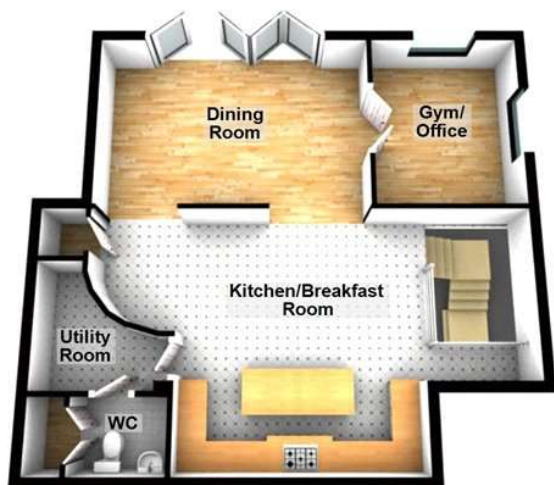
### Ground Floor

Approx. 1342.2 sq. feet



### First Floor

Approx. 846.7 sq. feet



Total area: approx. 3335.9 sq. feet

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