



The Braes

Higham | Kent | ME3 7NA



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Higham, Kent, ME3 7NA

Guide Price £400,000 - £425,000
Freehold

This fantastic three bedroom detached house is situated in a quiet cul-de-sac just off Telegraph Hill in the popular village of Higham. The property benefits from own drive & garage.

Benefitting from:

- Detached
- Village Location
- Three Bedrooms
- Garage
- Situated In a Cul-De-Sac
- Close To Local Village Amenities
- Off Street Parking
- Walking Distance to Higham Station
- Nest Wireless Controlled Central Heating & Hot Water
- Integrated Water Softener
- Council Tax: E
- EPC Rating: D



Accommodation

Porch: Double glazed entrance door into porch. Carpet. Radiator. Under-stairs cupboards. Doors leading to: -

Cloakroom: Double glazed frosted window to front. Low level w.c. Wash hand basin. Radiator. Tiled flooring.

Lounge: 4.45m x 3.58m (14'7" x 11'9") Double glazed window to front. Radiator. Carpet.

Kitchen Diner: 5.44m x 3.07m (17'10" x 10'1") Double glazed window to rear. Double glazed patio doors to garden. Double glazed door to side. Wall and base units with roll top work surface over. Range cooker with induction hob & extractor fan over. Stainless steel sink, filtered drinking water tap and drainer unit with tiled splash back. Space for appliances. Laminate flooring.

First Floor Landing: Built-in storage cupboard housing hot water cylinder. Access to part boarded loft with access to the boiler. Carpet. Doors to: -

Bedroom 1: 3.5m x 3.56m (11'6" x 11'8") Double glazed window to rear. Built-in wardrobe to side. Radiator. Carpet.

Bedroom 2: 4.04m x 2.95m (13'3" x 9'8") Double glazed window to front with River views. Radiator. Carpet.

Bedroom 3: 2.87m x 2.44m (9'5" x 8') Double glazed window to front. Built-in storage cupboard with shelving. Radiator. Carpet.

Bathroom: Double glazed frosted window to rear. Suite comprising Digitally controlled panelled bath & shower. Shower screen. Wash hand basin. Low level w.c. Radiator. Vinyl flooring. Heated towel rail.





Exterior

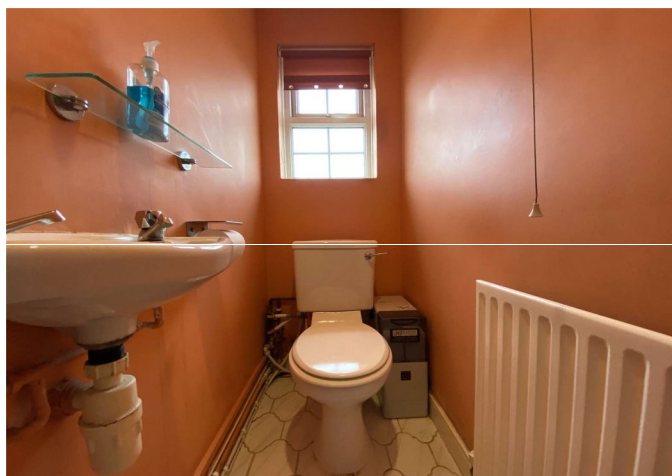
Rear Garden: Approx. 35ft. Laid to lawn. Patio area. Side pedestrian access to both sides. Powered awning with lights.

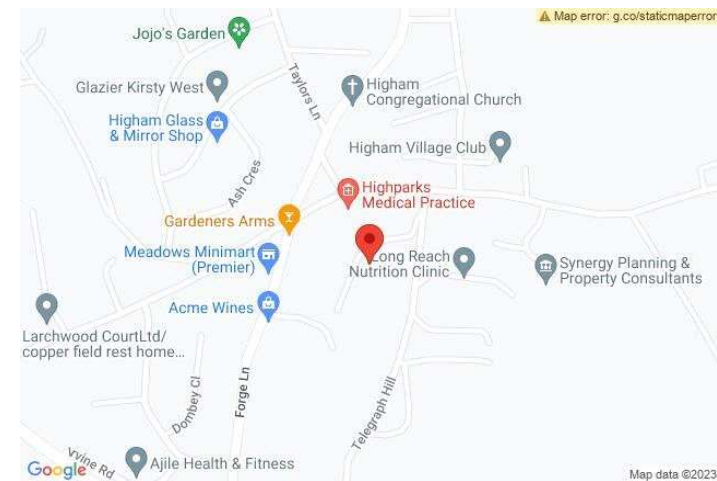
Parking: Driveway for three cars with fully extended dropped kerb.

Garage: Power and light. Electric charge point.

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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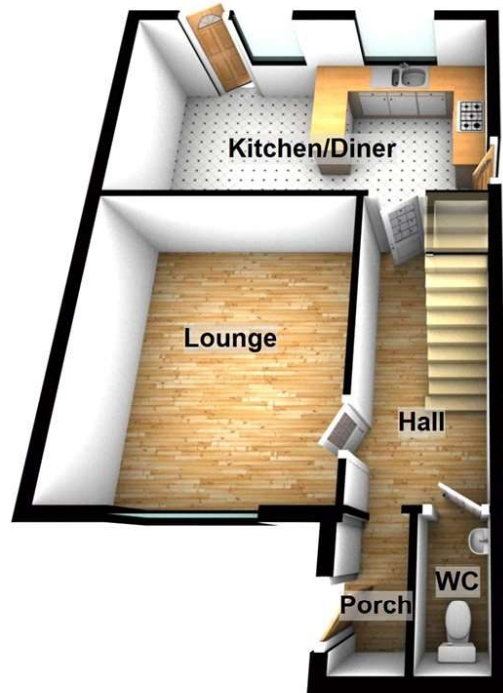
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ROBINSON MICHAEL & JACKSON

Ground Floor

Approx. 472.7 sq. feet



First Floor

Approx. 443.8 sq. feet



Total area: approx. 916.5 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.

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