



Walmers Avenue

Higham | Kent | ME3 7EH

**ROBINSON
MICHAEL
ROBINSON**
LOCAL OFFICE
01474 33300
FOR SALE



Walmers Avenue

Higham, Kent, ME3 7EH

OIEO £750,000

Freehold

Situated in an elevated position in one of Higham's most popular roads is this four double bedroom detached family home with amazing and extensive views to front.

Benefitting from:

- Total Square Footage: 2017.9 Sq. Ft.
- Entrance Hall
- Three Receptions
- Ground Floor Cloakroom
- Fitted Kitchen
- En-Suite Shower Room
- Separate Four Piece Bathroom
- Two Garages and Driveway
- Viewing Strongly Recommended
- Council Tax: F
- EPC Rating: D



Accommodation

Entrance Hall: 4.98m x 2.62m (16'4" x 8'7") Frosted leaded light double glazed entrance door into hallway. Parquet floor. Built-in cloaks cupboard. Doors to: -

GF Cloakroom: Double glazed window to side. Low level w.c. Pedestal wash hand basin. Under-stairs recess. Tiled flooring.

Lounge: 6.65m x 3.66m (21'10" x 12') Double glazed window to front. Parquet flooring. Radiator. Coved and textured ceiling. Feature fireplace. Open plan to: -

Reception Room 3: 3.18m x 3.05m (10'5" x 10') Double glazed window to rear. Parquet flooring. Double radiator.

Dining Room: 3.66m x 3.66m (12' x 12') Double glazed window to front with amazing views. Parquet flooring. Coved and textured ceiling. Double radiator.

Kitchen: 3.66m x 3.66m (12' x 12') Double glazed window to rear. Fitted wall and base units with roll top work surface over. 1 1/2 bowl sink and drainer unit with mixer tap. Built-in oven and hob with extractor hood over. Display cabinets. Tile effect laminate wood flooring. Radiator. Double glazed door to garden.

First Floor Landing: Double glazed window to side. Carpet. Access to part boarded loft via retractable ladder. Radiator. Doors to: -

Bedroom 1: 3.66 (12') m x 3.66 (12') m + Door Recess Double glazed window to front with amazing views. Carpet. Radiator. Fitted wardrobe and dressing unit with drawers.

En-suite: 2.08m x 1.04m (6'10" x 3'5") Double glazed frosted window to side. Suite comprising tiled shower cubicle. Pedestal wash hand basin. Radiator. Coved ceiling. Vinyl flooring.

Bedroom 2: 3.6 (11'10") m x 2.5 (8'2") m (Widening to 3.35 (11') m) Double glazed window to rear. Carpet. Radiator. Built-in airing cupboard with sliding doors housing hot water cylinder.

Bedroom 3: 3.63m x 3.3m (11'11" x 10'10") Double glazed window to front. Carpet. Radiator. Built-in wardrobes with sliding doors.

Bedroom 4: 4.37m x 2.72m (14'4" x 8'11") Double glazed window to rear. Carpet. Radiator. Fitted wardrobes.

Bathroom: 2.44m x 2m (8' x 6'7") Frosted double glazed window to rear. Suite comprising panelled corner spa bath with mixer tap. Tiled shower cubicle. Pedestal wash hand basin. Low level w.c. Tiled flooring. Radiator. Coved ceiling with inset spotlights.





Exterior

Rear Garden: Approx. 50ft x 40ft: Paved patio area. Laid to lawn. Fenced to side and rear. Two side entrances.

Garage 1: 18'4 x 12': Integral garage with remote up and over door with wall mounted boiler and sink unit.

Garage 2: 20'7 x 14'6 (Narrowing to 12'2): Up and over door. Supplied with power and light. Work bench. Porthole window.

Block paved driveway for several cars.

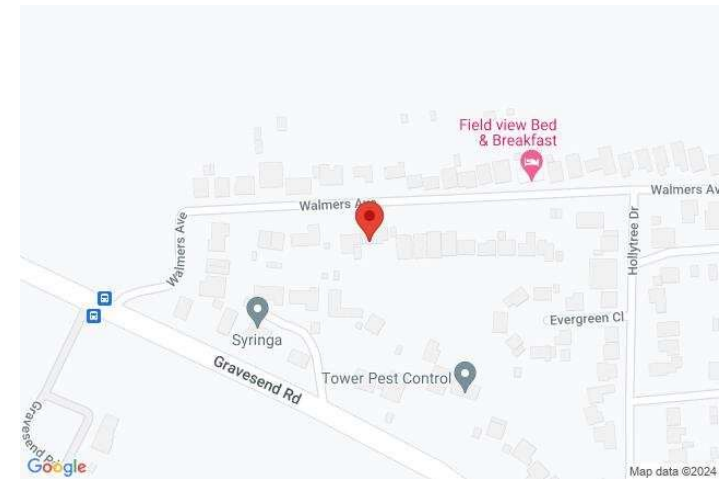
Additional Information

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.

Council Tax - F

EPC Rating - D





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.

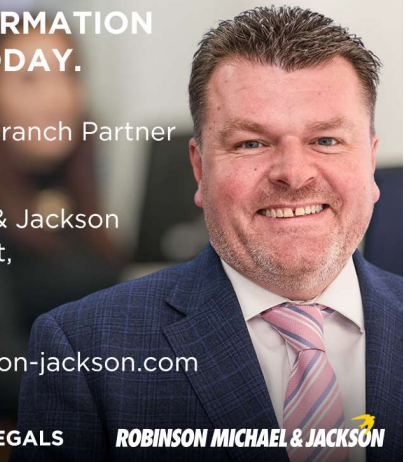
Location



(All distances & times are approximates)

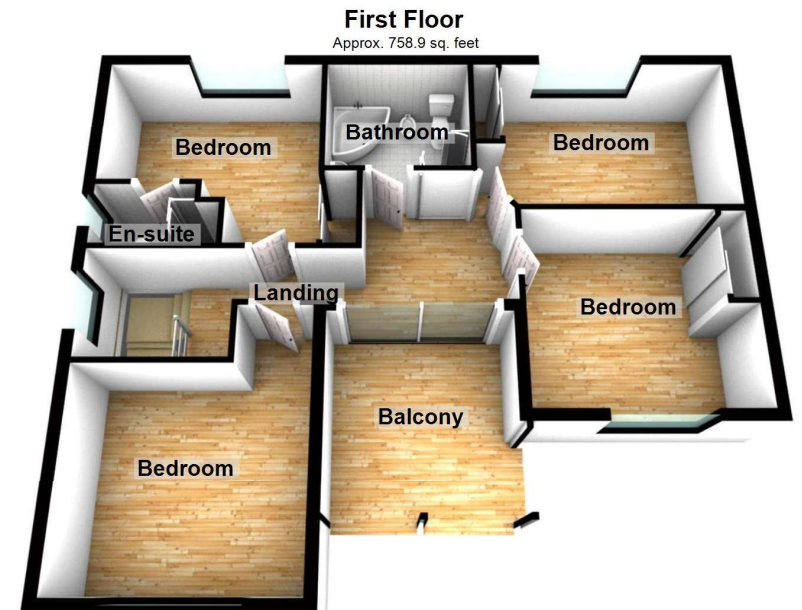
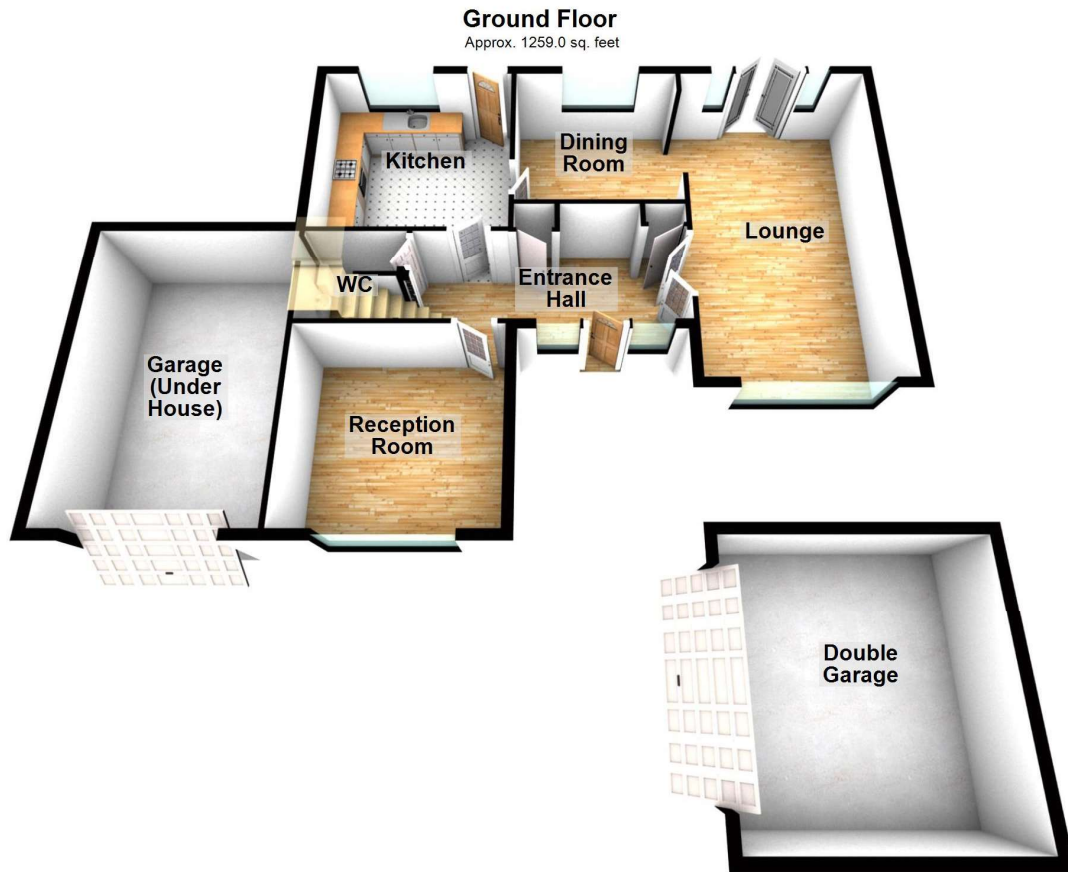
FOR MORE INFORMATION CONTACT US TODAY.

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Total area: approx. 2017.9 sq. feet

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Plan produced using PlanUp.

