



# Norah Lane

Higham | Kent | ME3 7ER



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Higham, Kent, ME3 7ER

Guide Price £425,000 - £450,000

Freehold

Situated in the heart of Higham Village is this well presented & extended three-bedroom semi-detached house with own driveway to front & side. Ideally located for local shops & schools.

## Benefitting from:

- Total Square Footage: 98.6 Sq. Ft.
- Two Reception Rooms
- Modern Fitted Kitchen
- Ground Floor Bathroom
- First Floor En-Suite Shower Room
- Double Glazing
- Gas Central Heating
- Good Decor Throughout
- Viewing Recommended
- Council Tax: D
- EPC Rating: C



## Accommodation

**Entrance Hall:** Entrance door. Tiled flooring. Walk-in cloaks storage cupboard. Radiator. Doors to: -

**Lounge:** 4.98m x 4.55m (16'4" x 14'11") Double glazed window to front. Double glazed window side. Two radiators. Under-stairs cupboard. Feature fireplace with inset coal effect fire.

**Dining Room:** 3.6m x 3.25m (11'10" x 10'8") Oak flooring. Radiator. Coved ceiling. Inset spotlights. Open arch to kitchen.

**Kitchen:** 4.8m x 3.07m (15'9" x 10'1") Double glazed window to rear. Double glazed sliding patio doors to garden. Modern fitted wall and base units with work surface over. 1 1/2 bowl and drainer unit with mixer tap. Built-in oven and hob with extractor hood over. Integrated dishwasher. Feature wall mounted radiator. Skylight window.

**Bedroom 3:** 2.67m x 2.44m (8'9" x 8') Double glazed window to rear. Radiator. Coved ceiling. Carpet.

**GF bathroom:** 2.6m x 1.65m (8'6" x 5'5") Frosted double glazed window to side. Suite comprising panelled bath with mixer taps and independent wall mounted shower and screen over. Designer wash hand basin. Tiled splash backs. Low level w.c. Radiator. Laminate wood flooring. Coved ceiling with inset spotlights.

**First Floor Landing:** Carpet. Access to loft via retractable ladder. Coved ceiling. Doors to: -

**Bedroom 1:** 4.22 (13'10") m + wardrobes x 2.92 (9'7") m Double glazed window to front. Carpet. Radiator. Fitted wardrobes. Doors to: -

**En-suite:** 2.24 (7'4") m x 1.57 (5'2") m narrowing to 1.17 (3'10") m Frosted double-glazed window to side. Suite comprising tiled shower cubicle with MIRA shower. Wash hand basin. Low level w.c. Heated towel rail. Laminate wood flooring.

**Bedroom 2:** 3.4m x 2.46m (11'2" x 8'1") Double glazed window to rear. Radiator. Coved ceiling. Carpet.





## Exterior

Rear Garden: Approx. 45ft: Paved patio area. Laid to lawn. Fenced to side and rear. Timber shed to side. Outside tap.

Garage: Block paved own driveway to front and side.

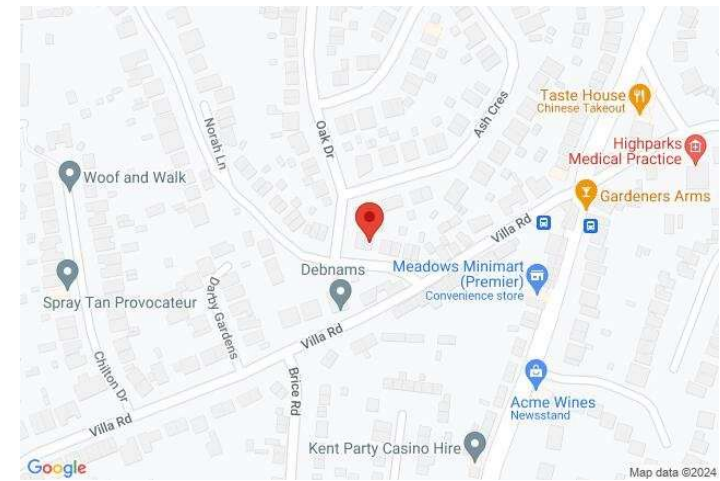
## Additional Information

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 - D

EPC Rating - C





## 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.

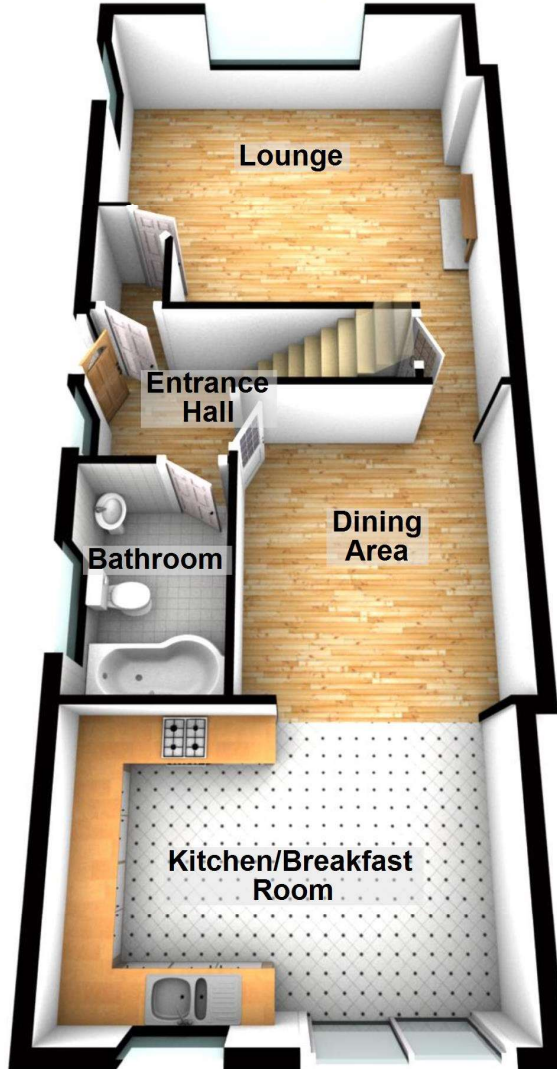
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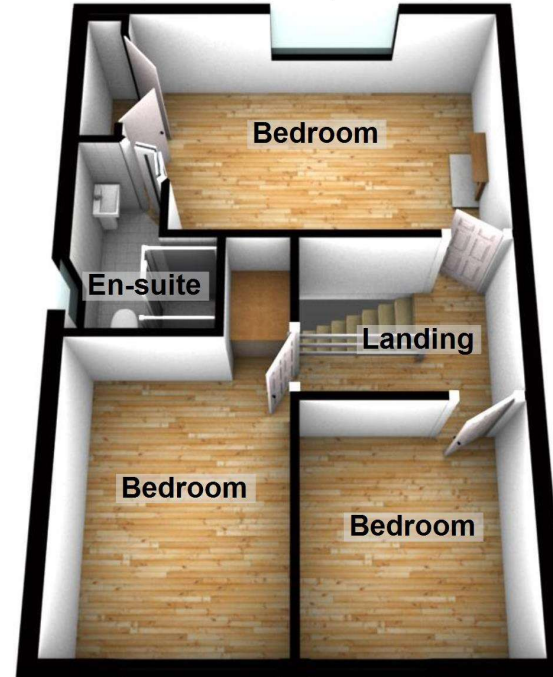
### Ground Floor

Approx. 61.3 sq. metres (659.3 sq. feet)



### First Floor

Approx. 37.3 sq. metres (401.9 sq. feet)



Total area: approx. 98.6 sq. metres (1061.2 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. Plan produced using PlanUp.

