



Lower Higham Road

Chalk | Kent | DA12 2NG



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Chalk, Kent, DA12 2NG

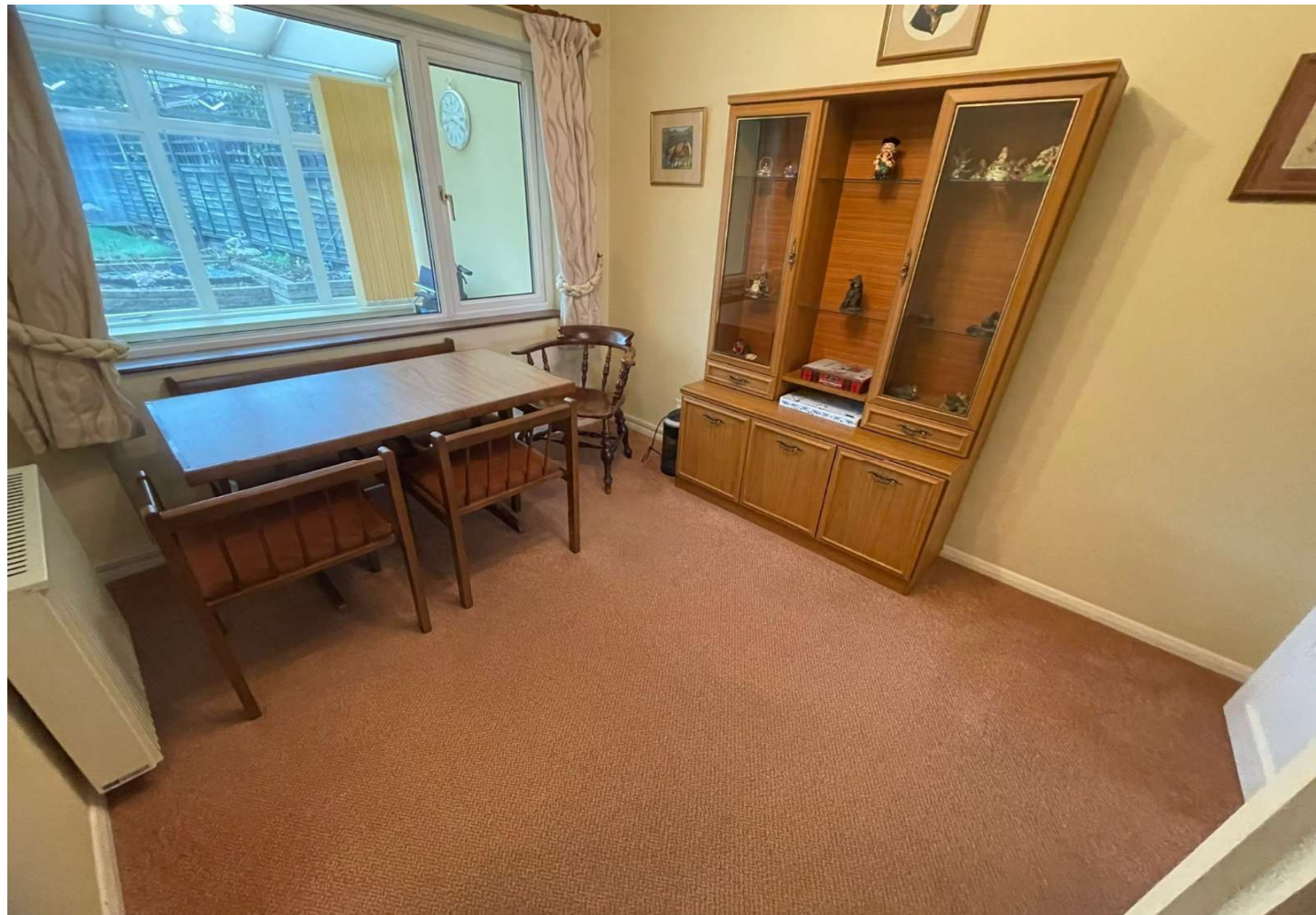
£325,000

Freehold

Located in the desired residential village of Chalk is this lovingly cared for 3-bedroom mid terrace with conservatory, substantial garden and garage to rear. No forward chain.

Benefitting from:

- Total Square Footage: 939.8 Sq. Ft.
- Sought After Residential Village Location
- Two Reception Rooms
- Conservatory
- Approx 70ft Rear Garden
- Garage to Rear
- No Forward Chain
- Potential for Extension STP
- Council Tax: C
- EPC Rating: E



Accommodation

Entrance Hall: 4.5m x 1.65m (14'9" x 5'5") Double glazed entrance door into hallway. Stairs to first floor. Under-stairs storage cupboard. Carpet. Doors to:-

Lounge: 5.44m x 3.05m (17'10" x 10') Double glazed box bay window to front. Economy heater in bay. Carpet. Doors to:

Dining Room: 3.38m x 2.6m (11'1" x 8'6") Double glazed window to rear. Economy heater to side. Carpet.

Conservatory: 4.55m x 2.16m (14'11" x 7'1") Double glazed window to rear. Double glazed door to rear. Wall and base units with work surface over. Space and plumbing for washing machine to remain. Vinyl flooring.

Kitchen: 3.38m x 2.06m (11'1" x 6'9") Double glazed door to rear. Wall and base units with work surface over. Stainless steel sink unit with mixer tap and tiled splash back. Fridge freezer and oven to remain. Vinyl flooring.

First Floor Landing: 2.5m x 1.65m (8'2" x 5'5") Carpet. Access to loft via loft ladder partly boarded with light. Doors to:-

Bedroom 1: 3.8m x 2.9m (12'6" x 9'6") Double glazed window to front. Economy heater to side. Built-in storage cupboard. Carpet.

Bedroom 2: 3.28m x 3.05m (10'9" x 10') Double glazed window to rear. Economy heater to rear. Built-in cupboard housing tank and with storage space.

Bedroom 3: 2.77m x 1.83m (9'1" x 6') Double glazed window to front. Carpet.

Bathroom: 2.3m x 1.65m (7'7" x 5'5") Double glazed frosted window to rear. Suite comprising panelled bath. Pedestal wash hand basin. Low level w.c. Partly tiled walls. Vinyl flooring.





Exterior

Rear Garden: Approx. 70ft: Patio area. Laid to lawn. Greenhouse and shed to remain. Fencing.

Garage: To rear.

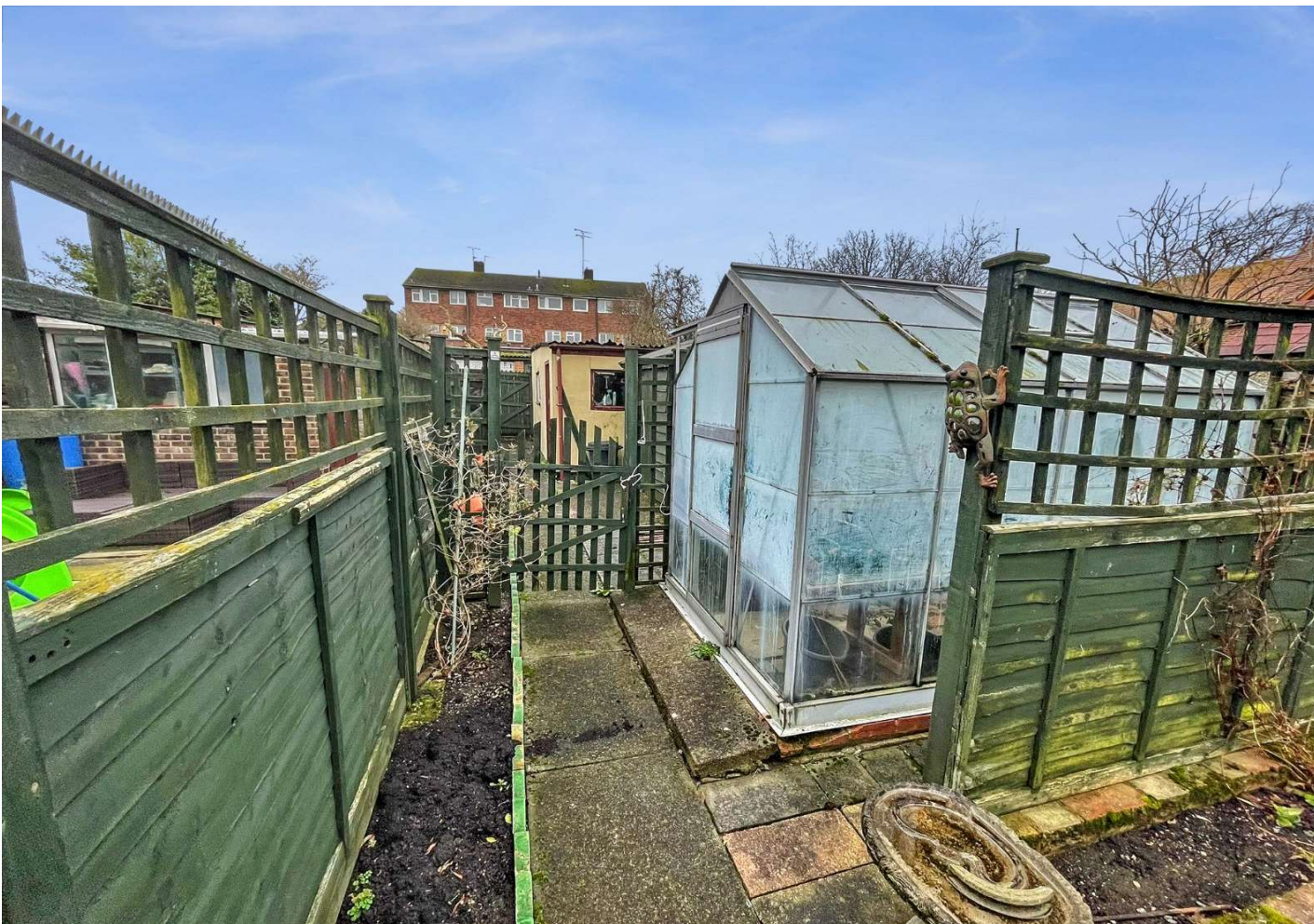
Additional Information

Chalk is a sought-after village on the edge of Gravesend. Local schools, sport centre and amenities are within a short driving distance. Chalk benefits from many fields nearby which is ideal for walkers and owners with dogs. There is also parade of shops within walking distance which include a hairdresser, local store, dentist and doctors' surgery.

Council Tax - C

EPC Rating - E





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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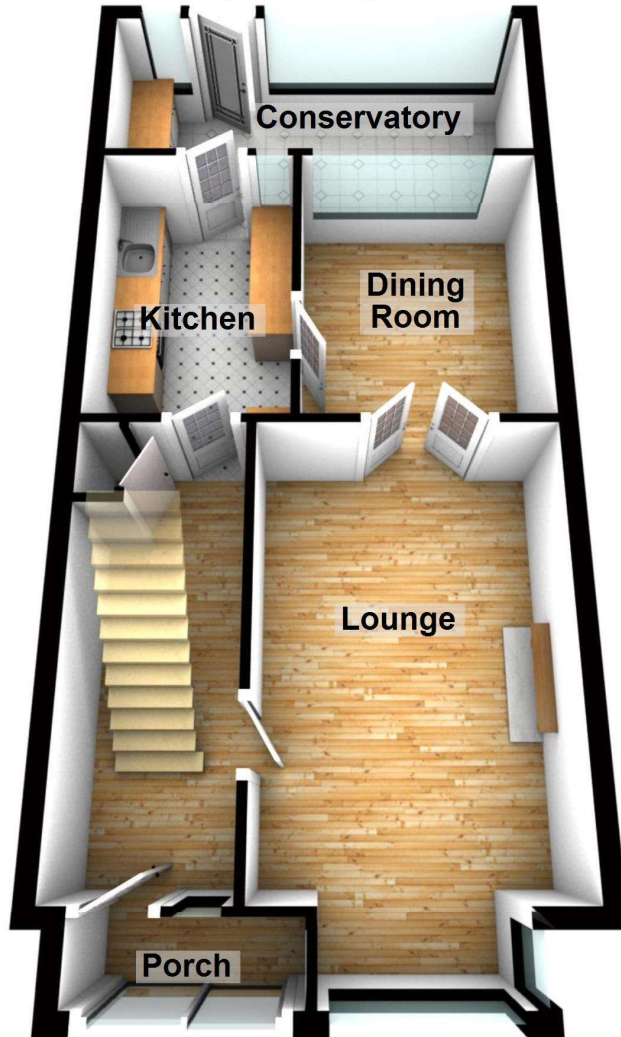


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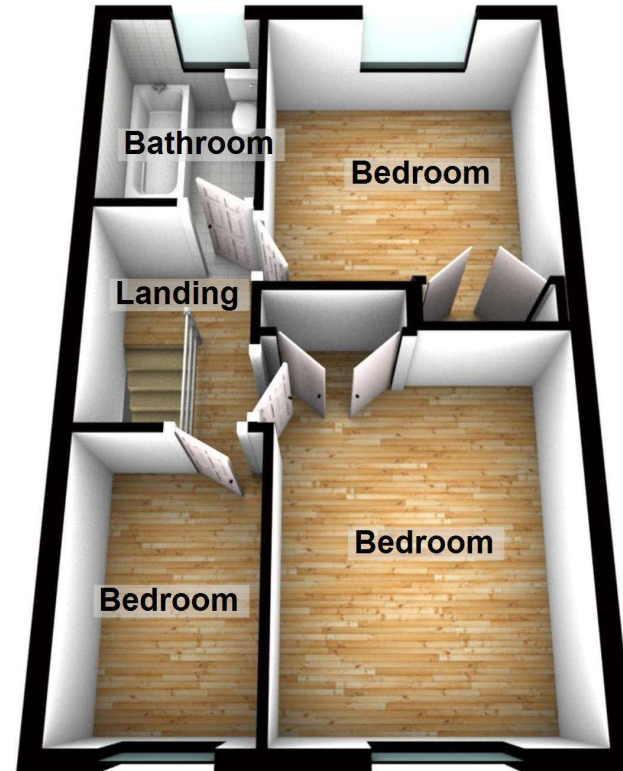
Ground Floor

Approx. 540.9 sq. feet



First Floor

Approx. 398.9 sq. feet



Total area: approx. 939.8 sq. feet

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Plan produced using PlanUp.

