

Beech Grove | Higham, Kent, ME3 7BB





Freehold



# Beech Grove, Higham

This three-bedroom semi-detached house with detached garage and own driveway is located in the heart of Higham Village and offers a fabulous opportunity to put your own stamp on.

# **Property Features**

- Council Tax: D
- EPC Rating: D
- Double Glazing
- Gas Central Heating
- Lounge
- Kitchen/Diner
- Small Conservatory
- Ground Floor Shower Room
- Garage and Own Drive
- Walk to Local Shops
- No Chain Involved









### Interior

Entrance: Entrance door. Radiator. Carpet. Doors to: -

**Lounge:** 4.93m x 2.97m (16'2" x 9'9") Double glazed window to front. Carpet. Radiator. Coved ceiling.

**Kitchen:** 3.58m x 3.25m (11'9" x 10'8") Window to rear. Fitted wall and base units with roll top work surface over. Single drainer sink unit with mixer tap. Built-in cupboard. Door to conservatory/Lean to.

**Conservatory/Lean To:** Two double glazed windows to rear. Double glazed door to garden. Carpet.

**Shower Room:** 1.68m x 1.55m (5'6" x 5'1") Frosted double glazed window to rear. Suite comprising sit down shower. Wash hand basin. Tiled walls. Extractor fan. Dimplex wall heater.

Separate W.C.: Frosted double glazed window to side. Low level w.c Partly tiled walls. Carpet.

First Floor Landing: Carpet. Access to loft. Doors to: -

**Bedroom 1:** 4.93m x 2.95m (16'2" x 9'8") Double glazed window to front. Radiator. Carpet.

**Bedroom 2:** 3.6m x 2.67m (11'10" x 8'9") Double glazed window to rear. Radiator. Carpet. Door to en-suite w.c.

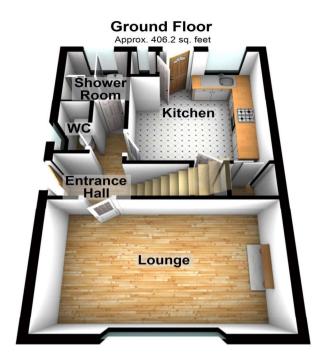
**En-suite W.C.:** - 1.57m x 1.12m (5'2" x 3'8") Frosted double glazed window to side. Low level w.c. Wash hand basin.

**Bedroom 3:** 2.67m x 2.16m (8'9" x 7'1") Double glazed window to rear. Radiator. Carpet.

## Exterior

Rear Garden: Approx. 40ft: Paved patio area. Laid to lawn. Fenced to side and rear. Side pedestrian access.

Garage: Detached garage via own driveway.





#### Total area: approx. 812.4 sq. feet

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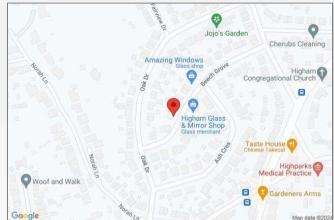


## **Additional Information**

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.

# **Property Location**

Beech Grove, Higham, Kent, ME3 7BB





# FOR MORE INFORMATION CONTACT US TODAY.

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