



Crutches Lane

Higham | Rochester | ME3 7DL



Crutches Lane

Higham, Rochester, ME3 7DL

Guide Price £475,000-£500000

Freehold

Situated in the sought after village of Higham is this beautiful three bedroom three storey period property with large west facing garden and detached garage to rear.

Benefitting from:

- Two Receptions
- 18' Fully Fitted Kitchen
- Three Good Sized Bedrooms
- Four Piece First Floor Bathroom
- Large Rear Garden
- Garage and Parking to rear
- Views of Farmland
- Double Glazing
- Gas Central Heating
- Many Period Features
- Close to Gads Hill School
- Viewing Recommended
- Council Tax: C
- EPC Rating: D



Accommodation

Lounge: 4.93m x 3.7m (16'2" x 12'2") Traditional entrance door into lounge Double glazed window to front with shutters. Radiator. Feature fireplace. Inset spotlights. Door to dining room.

Dining Room: 2.92m x 2.6m (9'7" x 8'6") Inset fireplace with log burner. Wood flooring. Fitted wall unit. Radiator. Built-in under stairs cupboard. Open arch to kitchen.

Kitchen: 5.49m x 3.15m (18' x 10'4") Double glazed French doors to garden. Two skylight windows to side. Modern fitted wall and base units with wooden worktops over. Integrated fridge. Integrated freezer. Integrated dishwasher. Built-in washing machine. Built-in microwave. Range cooker with electric oven and gas hob. Sink and drainer unit. Inset wine rack. Inset spotlights. Door to ground floor cloakroom.

GF Cloakroom: 1.57m x 0.86m (5'2" x 2'10") Frosted double glazed window to rear. Low level w.c Wash hand basin with cupboard below. Electric radiator. Wood flooring.

First Floor Landing: Staircase to second floor. Carpet. Doors to: Bedroom 1 and Bathroom.

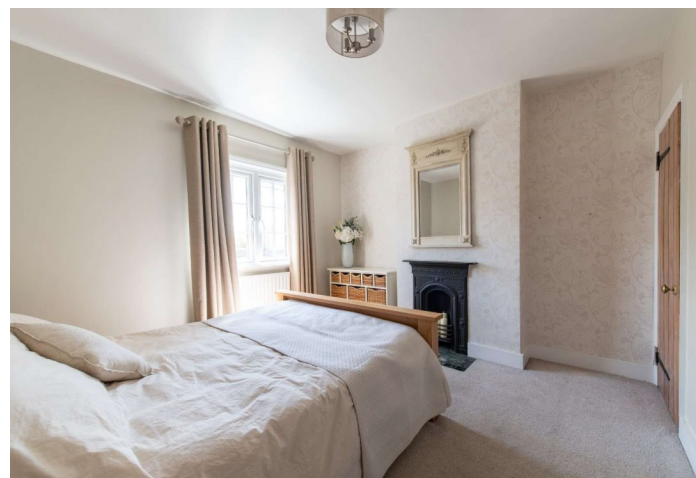
Bedroom 1: 3.68m x 3.38m (12'1" x 11'1") Georgian style double glazed window to front. Radiator. Feature fireplace. Built-in storage cupboard. Carpet.

Bathroom: 3.38m x 2.57m (11'1" x 8'5") Georgian style double glazed window to rear. Suite comprising glass shower cubicle. Roll topped bath with claw feet. wash hand basin with cupboard below. Low level w.c. Built-in cupboard housing boiler. Feature fireplace. Radiator. Heated towel rail. Built-in storage cupboard.

2nd Floor Landing Doors to Bedrooms 2 & 3

Bedroom 2: 3.8m x 2.74m (12'6" x 9') Double glazed window to front. Radiator. Eaves storage. Carpet.

Bedroom 3: 3.84m x 2.74m (12'7" x 9') Double glazed window to rear with shutters with views of fields and farmland. Radiator. Carpet. Built in wardrobe.





Exterior

Rear Garden: In excess of 100ft: Paved patio area. Mainly laid to lawn. Stepping stones and block paved pathway. Original well. Fenced to side and rear. Small shed. Outside tap.

Garage: 19'1 x 11'10: Detached garage to rear. Remote door. Supplied with power and light. Hardstanding parking in front for one car.

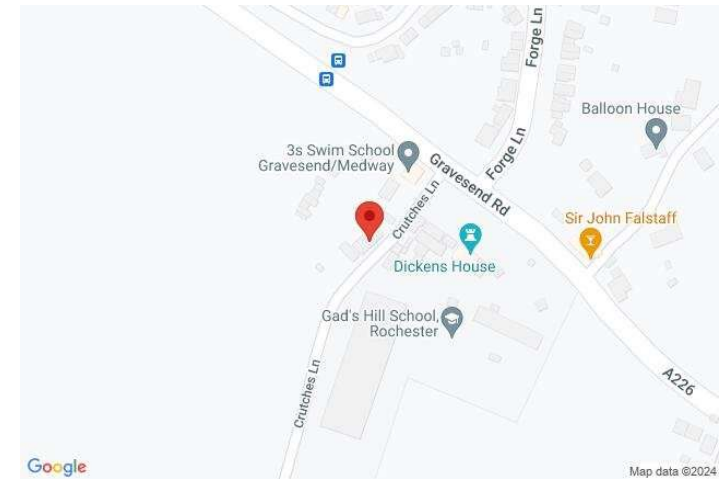
Additional Information

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 - C

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.

Andy Plaistowe - Branch Partner
 01474 333111
 Robinson Michael & Jackson
 21A & B King Street,
 Gravesend,
 DA12 2EB
gravesend@robinson-jackson.com



SALES | MORTGAGES | LEGALS

ROBINSON MICHAEL & JACKSON

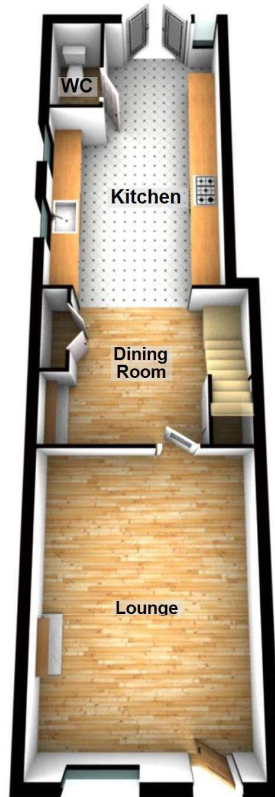
Ground Floor
Approx. 686.6 sq. feet



First Floor
Approx. 310.2 sq. feet



Second Floor
Approx. 251.5 sq. feet



Total area: approx. 1248.3 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.

