



8, The Adelaide,
Higham, Kent, ME3 7LU

Guide Price £400,000

TBC

- Three Bedroom Semi Detached House
- Garage & Drive to Side
- Cul-De-Sac Location
- No Onward Chain



8 The Adelaide, Rochester, Kent, ME3 7LU



DESCRIPTION:

This three bedroom semi detached house should be on your viewing list. The ground floor comprises a comfortable size lounge, kitchen/diner with patio doors to the rear garden , a bespoke staircase leading to the first floor where you will find the family bathroom and three bedrooms. There is a garage to the side with additional parking on the private drive for several cars. Heated by gas central heating,. the property is double glazed throughout. Offering potential for improvement and extension subject to planning permission, viewing is highly recommended.

LOCATION:

Higham is a sought after village location. It is ideally located within a few minutes' walk of the mainline railway station which offers links to both London and the Kent Coast. The village primary school is situated on School Lane, within a few minutes walk of the house and there are a choice of other good primary, secondary and grammar schools, including the famous Gads Hill School. There are variety of local shops and facilities close by including, Doctors, Dentist, Library, Post Office, a bakery/sandwich shop, Hair Salon, Fish & Chips and a Chinese Takeaway. The local pub offers food and entertainment if you fancy a lunch or evening out. For those who enjoy walking there are many country side walks to choose from and Shorne Country Park is close by. The A2 M2 M20 & M25 motorway links are all easily accessed by car and there a commuter coach which picks up near by and travels to London. Both Gravesend & the Medway towns are both within easy access.



FRONTAGE:

Front lawn, concrete drive to side leading to the garage, allowing additional off street parking for several vehicles. Side entrance door to property.

ENTRANCE:

Double glazed door leading into:

LOUNGE:

4.28m x 4.86m narrowing to 3.06m (14'0" x 15'11" narrowing to 10'0")

Double glazed window to front, engineered wood flooring, two radiators, bespoke turning staircase with integrated under stair cupboard.

GROUND FLOOR CLOAKROOM/ CUPBOARD:

1.6m x 0.89m (5'2" x 2'11")

Double glazed window to front. This storage cupboard was previously a downstairs wc. Plumbing still in situ for a wc to be re-fitted and therefore could easily converted back into a wc if required.

KITCHEN/ DINER

4.89m x 3.16m (16'0" x 10'4")

A range of wall and base units with roll top work surface. Integrated oven, hob and extractor. One and a half bowl sink and drainer with double glazed window over, with views out to garden. Part tiled walls and tiled flooring. Double glazed french doors out to garden. A wall hung combi condensing boiler housed in a matching kitchen unit.

FIRST FLOOR

LANDING

Bespoke staircase to leading to the first floor, access to loft, built in airing cupboard, double glazed window out to side and doors leading to...

BEDROOM ONE

3.32m x 2.49m (10'10" x 8'2")

A double bedroom with built in wardrobe and mirrored sliding doors. Double glazed window out to front.

BEDROOM TWO

3.21m x 2.52m (10'6" x 8'3")

Another double bedroom with ample space for bedroom furniture, double glazed window out to rear.

BEDROOM THREE

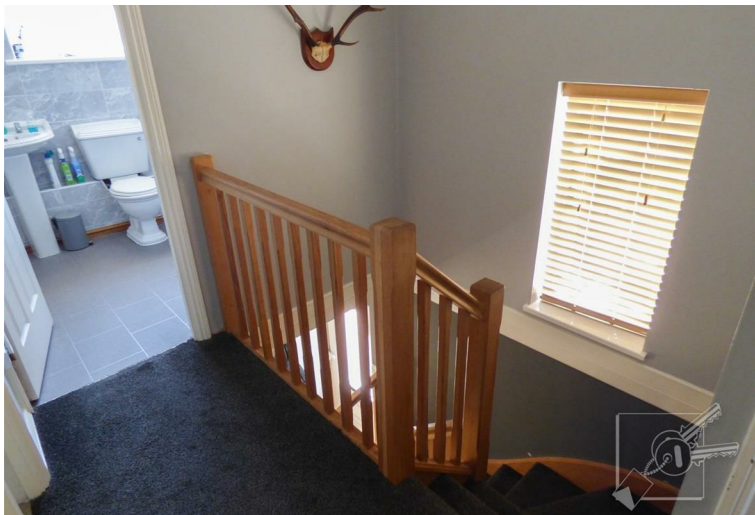
2.29m x 3.16m narrowing to 2.36m (7'6" x 10'4" narrowing to 7'8")

While currently arranged as an office this is a larger than average single 3rd bedroom. Double glazed window out to rear.

BATHROOM

2.18m x 2.1m (7'1" x 6'10")

Mixer tap shower over bath with glazed opaque shower screen, close coupled wc and basin, tiled walls and double glazed window out to front.





REAR GARDEN

A rear garden mainly laid to lawn with a small patio adjacent to the property, ideal for a table and chairs. A wooden shed, perfect for storing garden tools, side pedestrian access out to front, all enclosed by close board wood fencing. Access to the garage via a wooden door.

GARAGE

5.3m x 2.34m (17'4" x 7'8")

Up and over door out to front and wooden door into garden.

SERVICES

Mains Gas, Electricity, Water and Drainage.

Council Tax: Gravesham Borough Council

Band: D Charges 2022/2023: £1,989.72

Broadband

Ultrafast: 1000 Mbps

TENURE

Freehold



Ground Floor



First Floor



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