

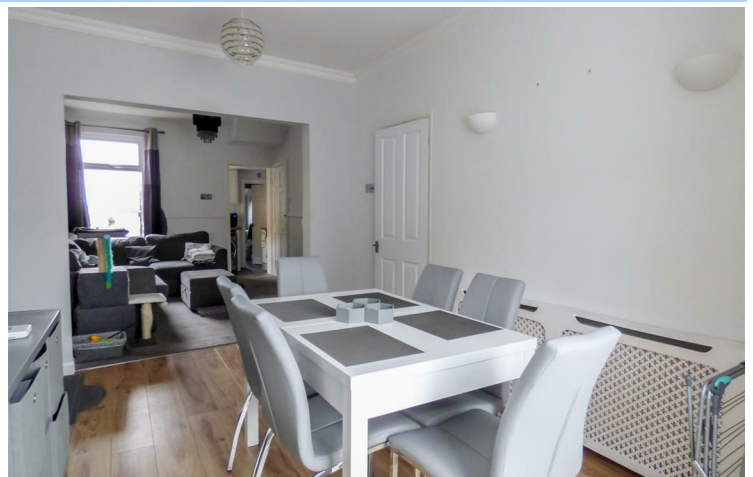


77 Lower Higham Road  
Gravesend DA12 2NQ

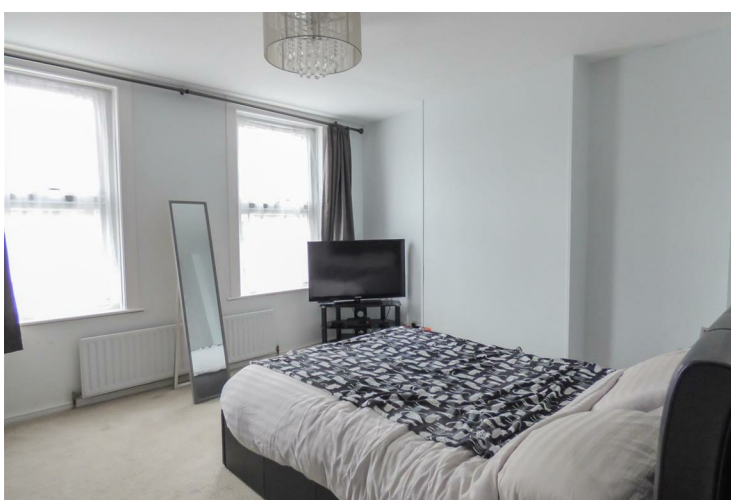
£280,000



- 3 Bedroom End of Terrace Family Home
- Move in Ready
- Basement ideal for Home Office
- NO CHAIN



## 77 Lower Higham Road, Gravesend, Kent, DA12 2NQ



### PROPERTY DESCRIPTION

Don't miss your chance to view this move-in ready, spacious three bedroom end of terrace property located in the desirable parish of Chalk. With two large reception rooms, a basement perfect to be turned into an office for home working and approx. 60ft garden to the rear. This property would make an ideal first time buy or family home.

### LOCATION DESCRIPTION

Lower Higham Road is situated in the sought after village of Chalk. There is a local convenience store situated just along the road with a community hall and various amenities in the village. There are many primary and secondary schools within a small radius. Gravesend train station is only 2.1 miles away with excellent links to London (Gravesend to London St Pancras around 25 minutes).

### FRONT EXTERIOR

To the front a half height block built wall enclosing small frontage of mainly laid to lawn with a block paved pathway leading to the Upvc double glazed door, opening into...

### PORCH

A small porch ideal for shoes and coats with a double glazed window out to front. A upvc door opening to....



## HALLWAY

Laminate flooring, stairs to first floor and a wooden door leading to...

## RECEPTION TWO

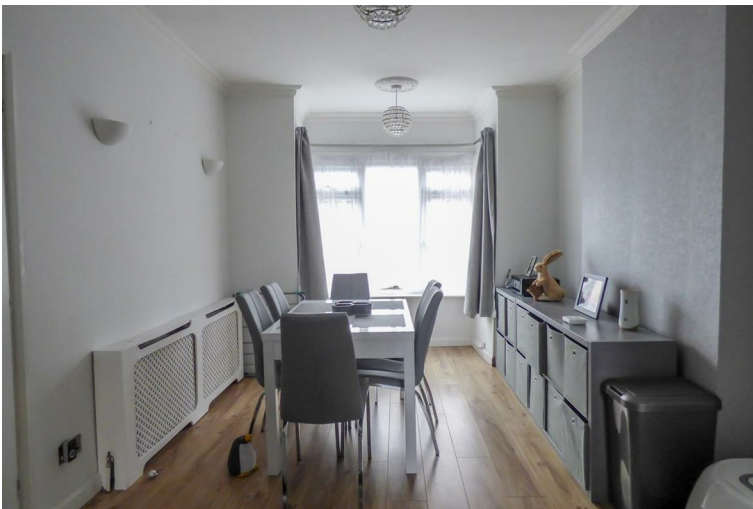
14'9" x 10'0"

Neutrally decorated spacious room with a box bay double glazed window out to front. Currently used as the dining area housing a six-seater table and chairs and side board with ample space for more. A large opening with a change from laminate flooring to carpet leads to...

## RECEPTION ONE

12'0" x 10'9" (maximum)

Another spacious room currently used as the lounge with a double glazed window out to garden. A white wooden door leading to the basement. And an opening leading to...



## KITCHEN

8'3" x 7'2"

A modern fitted kitchen with a range of white matt finish wall and base units. A straight cut wood effect work surface with tiled splashbacks, a built-in electric oven, hob and extractor. A stainless steel single bowl sink and drainer with double glazed window over, out to garden. a double glazed UPVC door out to garden. A white wooden door leads to...

## BATHROOM

8'4" x 7'10"

A modern bathroom with part tiled walls, mains shower over bath with glazed shower screen. A double glazed frosted window out to side. A close coupled WC, basin with vanity unit under and tiled splashback. A double glazed frosted window out to garden.



## BASEMENT

13'2" x 9'11"

A spacious basement area with laminate flooring, ample space for a home office, gym or games room.

## FIRST FLOOR LANDING

A split level landing with stairs to ground floor and doors leading to...

## BEDROOM ONE

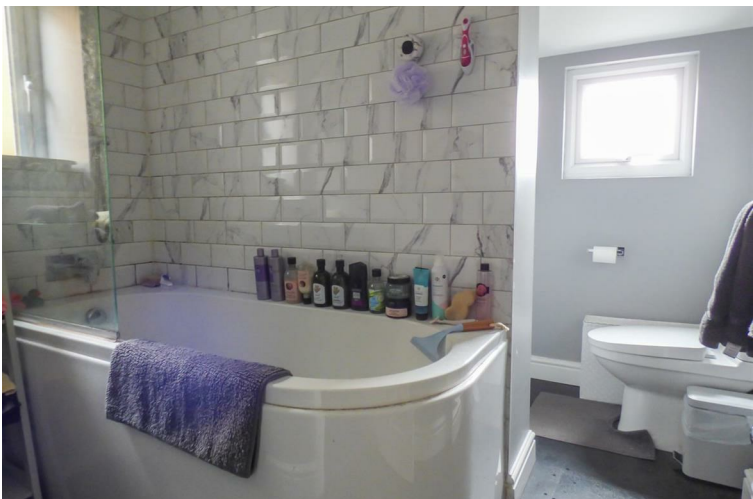
13'5" x 11'9"

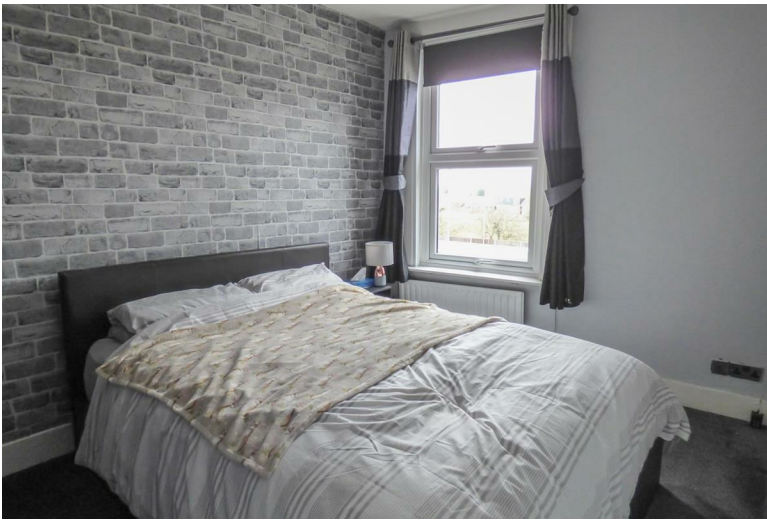
A large spacious double bedroom spanning the width of the house with ample room for a king size bed and bedroom furniture. Two double glazed windows out to front.

## BEDROOM TWO

12'0" x 8'5"

A neutrally decorated double bedroom with double glazed window out to garden.





### BEDROOM THREE

11'10" x 8'3"

A large single bedroom with the potential to fit a double bed, a built in cupboard housing the wall mounted combi condensing boiler. Double glazed window out to garden.

### REAR GARDEN

A patio area adjacent to the property ideal for a table and chairs. A wooden planter with small shrubs separates the patio from the rest of the garden. mainly laid to lawn with a pathway leading to the rear of the garden where a raised decking area is situated perfect for those late summer evenings. Enclosed by close board wood fencing.

### SERVICES

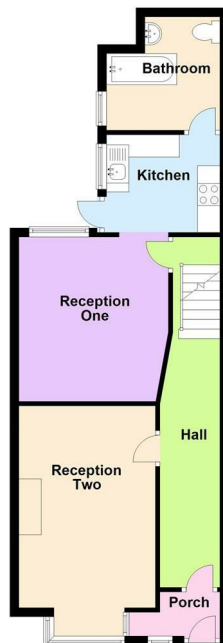
Mains Gas, Electricity, Water and Drainage

Council Tax: Gravesham Borough Council

Band: C 2020/2021 Charges: £1,637.14



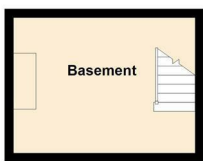
Ground Floor



First Floor



Basement



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		
		EU Directive 2002/91/EC

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