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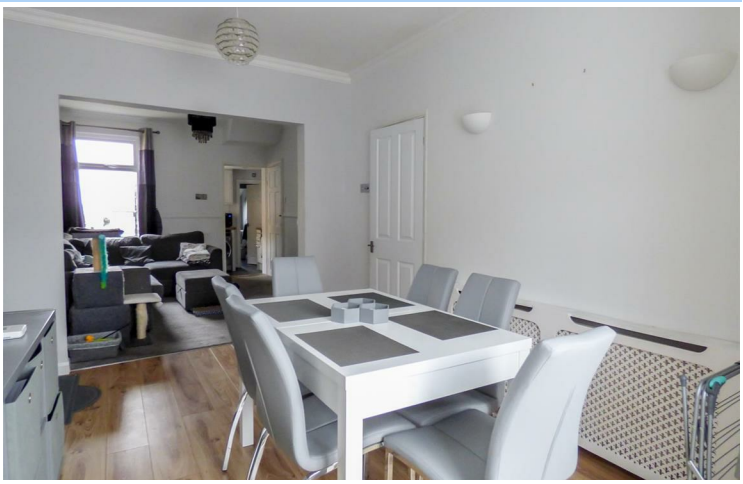
77 Lower Higham Road
Gravesend DA12 2NQ

£280,000

E

- 3 Bedroom End of Terrace Family Home
- Basement ideal for Home Office
- Move in Ready
- 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

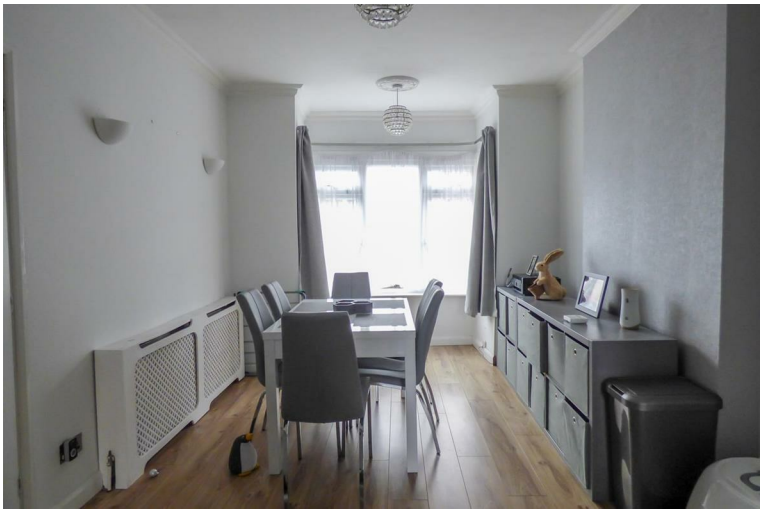
Lower Higham Road is situated in the sought after village of Chalk. There is a local convenience store situated just along the road with a community hall and various amenities in the village. There are many primary and secondary schools within a small radius. Gravesend train station is only 2.1 miles 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

4.51m x 3.05m (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

3.66m x 3.30m (maximum) (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

2.54m x 2.19m (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

2.55m x 2.40m (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

4.03m x 3.04m (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

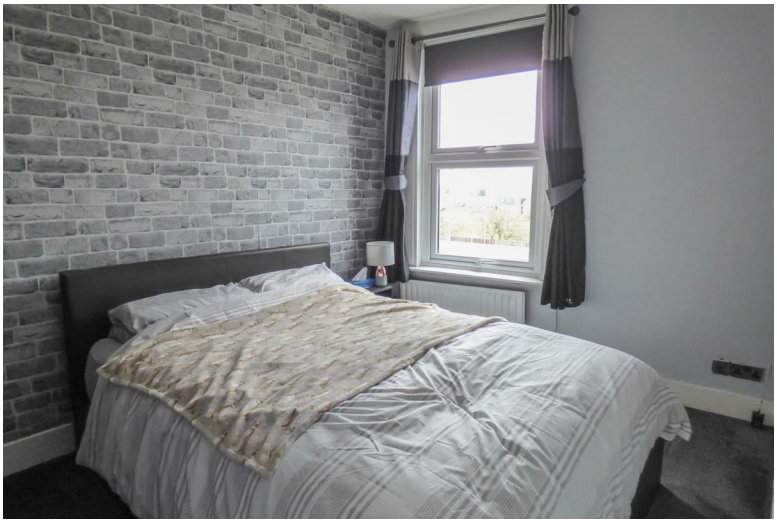
4.10m x 3.59m (13'5" x 11'9")

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

3.66m x 2.58m (12'0" x 8'5")

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



BEDROOM THREE

3.62m x 2.53m (11'10" x 8'3")

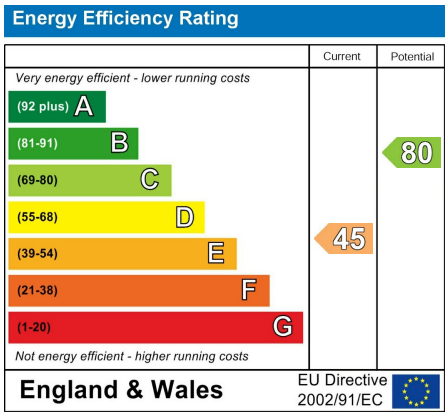
A large single bedroom with the potential to fit a double bed, a built in cupboard housing the wall mounted combi condensing boiler. Double glazed window out to garden.

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



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