



150, Lower Higham Road,

£325,000



- 3 Bedroom Semi-Detached Family Home
- Desirable Village Location
- Open Plan Kitchen / Diner / Reception Two
- Two Garages



150 Lower Higham Road, Gravesend, Kent, DA12 2NN



#### **PROPERTY DESCRIPTION**

A well maintained three bedroom semi-detached family home situated in the desirable village of Chalk. With a ground floor extension already in place and a downstairs WC, it gives ample room for a family to grow into. The property needs some updating, although could easily be lived in from day one. Two garages to the rear give this property its off road parking.

#### **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 2.2 miles away with excellent transport links to London (Gravesend to London St Pancras around 25 minutes).

#### **FRONT EXTERIOR**

A small brick wall enclosing the mainly laid to lawn frontage with an array of plants and shrubs. A step up to the path that runs to the side pedestrian access and to the UPVC Glazed sliding door, opening into....

#### **ENTRANCE PORCH**

Neutrally decorated with tiled flooring ideal for shoes and coats. A white UPVC double glazed door opening into...



### ENTRANCE HALL

A spacious hallway with stairs to first floor, an under stairs cupboard for additional storage and a cupboard above the front door housing the electrics. Doors leading to...

### LOUNGE

14'8" x 12'0"

A generous lounge with a large double glazed window to front flooding the room with light. An electric fire with marble effect surround and white wooden mantle is the centrepiece to this well proportioned sitting room.

### KITCHEN/DINER

19'3" x 8'10"

A neutrally decorated kitchen/ diner with tiled flooring and a range of wall and base units and roll top work surface. Space for free standing cooker with tiled splashback. A 1 and ½ bowl sink and drainer with double glazed window over out to garden. Ample space for casual dining. A large opening leads to...

### RECEPTION TWO

11'3" x 8'4"

Perfect for entertaining guests as this room could become a formal dining or sitting room. With double glazed sliding doors out to garden. Doors leading to...

### CLOAKROOM

A low level WC and basin with frosted window into utility room. Part tiled walls and tiled flooring.

### UTILITY ROOM

11'3" x 5'8"

Making use of the available space on this property a conservatory style utility has been constructed to house washing machine, tumble dryer and additional fridge freezers. Additional storage is provided by wall hung units.

### FIRST FLOOR

#### LANDING

Stairs to ground floor, access to loft through hatch housing the combi condensing boiler. Doors leading to...

#### BEDROOM ONE

14'8" x 12'0"

A large double bedroom with a double glazed window out to front. A range of built in wardrobes along one wall behind the door and a built-in cupboard for additional storage.

#### BEDROOM TWO

12'0" x 8'10"

Another double bedroom with a large double glazed window out to garden. Ample room for all your bedroom furniture.

#### BEDROOM THREE

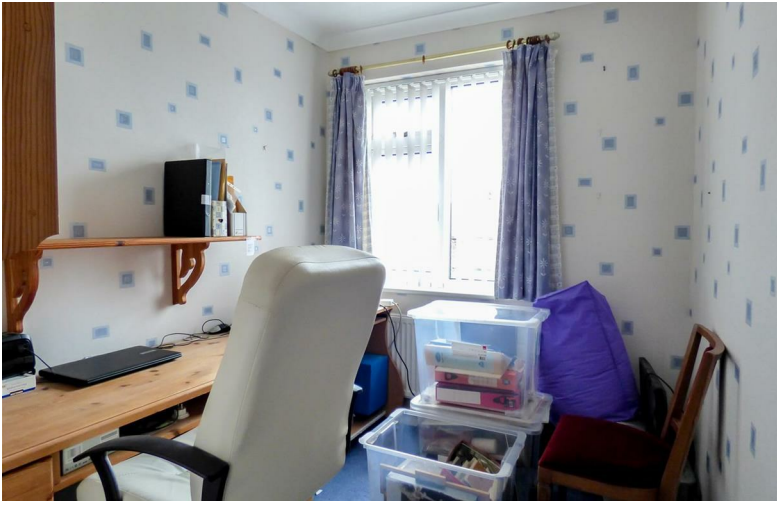
8'3" x 6'11"

A generous single bedroom, currently set up as a home office with a double glazed window out to front.

#### SHOWER ROOM

A modern white fitted bathroom suite with tiled walls and floors. A concealed cistern wc, basin with vanity unit under and a corner shower with mains shower and glazed shower screen. Double glazed frosted window out to garden.





### REAR GARDEN

A patio area adjacent to the property running round the side for pedestrian access. Mainly laid to lawn with an array of trees and shrubs slab paved stepping stones leading to the rear of the garden where the two garages are situated.

### GARAGE ONE

A spacious garage with ample room for a car and workshop. With a wooden door into garden and a glazed window into garden. Electric up and over door out to access road.

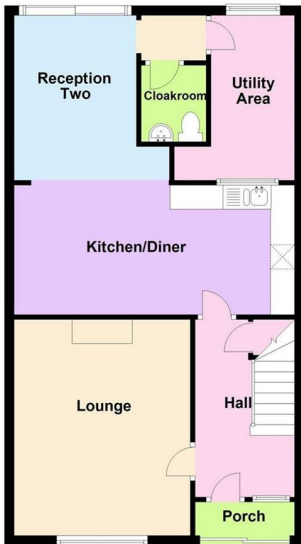
### GARAGE TWO

A single garage with an up and over door, 1 deal for a small car or storage. Entrance to access road is from Lower Higham Road.

### SERVICES

Mains Gas, Electricity, Water and Drainage.  
Council Tax: Gravesham Borough Council  
Band: D 2020/2021 Charges: £1,841.78

Ground Floor



First Floor



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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