



23 Ash Crescent

Higham Rochester ME3 7BA

Offers Over £400,000



Nestled in the charming village of Higham, Rochester, this delightful two-bedroom semi-detached bungalow offers a perfect blend of comfort and convenience. Upon entering, you are welcomed by an inviting entrance hall that leads to a well-appointed shower room and two spacious bedrooms, ideal for relaxation. The fitted kitchen seamlessly opens into a large lounge diner, creating a wonderful space for entertaining or enjoying family meals. One notable feature of this property is a deep cupboard, currently utilised as a small office, making it an excellent choice for those who work from home. The generous rear garden is a true highlight, predominantly laid to lawn with a lovely decking area, perfect for outdoor gatherings or quiet moments in the sun. Additionally, the property benefits from side access to the front, as well as a double tandem garage and a driveway that accommodates two cars, ensuring ample parking for residents and guests alike. Higham is a highly sought-after village, boasting a range of amenities including schools, shops, and a train station, all within easy reach. Furthermore, the property offers convenient access to the M2 and A2 motorways, making commuting a breeze. With a council tax band of D and an EPC rating of C, this bungalow presents an excellent opportunity for those seeking a comfortable home in a vibrant community. Do not miss the chance to make this lovely property your own.



Area Map



Floor Plans



Ground Floor Building 1



Ground Floor Building 2



Approximate total area⁽ⁱⁱ⁾

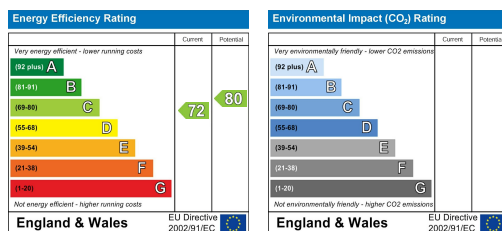
1102 ft²
102.4 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No appliances or fittings have been tested by MMS. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property or items contained.

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