



## 2, Peartree Place Gravesend Road, Higham, Kent, ME3 7DU

### CHAIN FREE

Virtual Tour Available. GUIDE PRICE £300,000 - £310,000. Offered for sale in the desirable village of Higham is this beautifully presented period style cottage with OFF ROAD PARKING FOR 2 CARS TO THE REAR and offered with NO ONWARD CHAIN

The house boasts a convenient entrance porch, leading to the lounge with a classic feature fire surround in keeping with the age of the home. There is a separate sizable dining room with access to the rear garden and CELLAR. The country-style kitchen offers ample units and access to the bathroom, that has been refurbished via the current owners. The first floor offers TWO DOUBLE bedrooms and from the rear you will find a tucked away staircase leading to the loft room which can be used as a 3rd bedroom. The sunny rear garden offers a patio and lawn area with access to the block paved drive at the rear where you can park 2 cars in tandem. Subject to building control the cellar could be converted to whatever your heart desires, an extra bedroom, a play room, bar or a gym - the choice is yours. Higham offers a London line rail service and great access to the A2. Locally within the village there is a post office, a GP's surgery, primary school, convenience shops, a great fish and chip shop and the ever popular Gads Hill private school. Call the office to book your viewing. Council Tax Band C and EPC rating D.

- BLOCK PAVED DRIVE TO REAR FOR 2 CARS
- SUNNY FLAT REAR GARDEN
- GUIDE PRICE £300,000 - £310,000
- CELLAR
- ENTRANCE PORCH
- LOFT ROOM/BEDROOM 3
- TWO DOUBLE BEDROOMS ON 1ST FLOOR
- CHAIN FREE
- HIGHLY SOUGHT AFTER VILLAGE

**£300,000**



Floor -1



Ground Floor



Floor 1



Floor 2

Approximate total area<sup>(1)</sup>

1001.73 ft<sup>2</sup>  
93.06 m<sup>2</sup>

Reduced headroom

31.18 ft<sup>2</sup>  
2.90 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

