



# 36 The Braes

Higham ME3 7NA

**Offers Over £550,000**



Situated in the highly sought-after village of Higham, this stunning four-bedroom detached house is now available for sale, offered with NO FORWARD CHAIN This property has had new carpets laid in may area of the home and is ideally located within walking distance of Higham station, providing excellent transport links to London, and is just a short stroll from local village schools, making it perfect for families. As you enter the home, you are greeted by an inviting entrance that leads to two spacious reception rooms, including a lounge and a dining room, perfect for entertaining guests or enjoying family time. The well-appointed kitchen breakfast room flows seamlessly into a delightful conservatory, creating a bright and airy space that overlooks the lovely rear garden. A convenient cloakroom completes the ground floor. The first floor boasts four generously sized bedrooms, providing ample space for relaxation and rest. The master bedroom features a fantastic loft area, which, subject to planning permission, could be transformed into an en-suite shower room, adding further value to this already impressive home. Externally, the property offers a charming rear garden, predominantly laid to lawn with a patio area, ideal for outdoor gatherings or quiet moments in the sun. There is also a garage and parking space for up to two vehicles, ensuring convenience for you and your guests. With a council tax band of F, this lovely home is a rare find in a desirable location. Viewings are strongly advised to fully appreciate the potential and charm this property has to offer. Don't miss the opportunity to make this house your new home.



## Area Map



## Floor Plans

Ground Floor

Floor 1

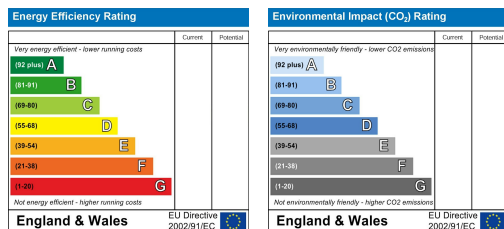
**Approximate total area<sup>(1)</sup>**  
1178 ft<sup>2</sup>  
109.5 m<sup>2</sup>

(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.

**GIRAFFE 360**

## 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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