86 Forge Lane, Higham, ME3 7AH

GUIDE PRICE - £425,000 - £450,000 ***NO CHAIN***
Nestled in the charming village of Higham, Rochester, this semi-detached house presents a remarkable opportunity for those looking to create their dream home. With a rich history dating back to the 1930s, the property boasts a traditional character while offering the potential for modernisation. The house features two inviting reception rooms, perfect for entertaining guests or enjoying family time. There are three well-proportioned bedrooms, providing ample space for a growing family or guests. The two bathrooms add convenience, ensuring that morning routines run smoothly. One of the standout features of this property is the expansive loft, which offers the possibility of conversion, subject to the necessary planning permissions. Additionally, there is potential to extend over the garage, allowing for further enhancement of bedroom space. The exterior of the property is equally impressive, with a generous rear garden that promises a tranquil outdoor retreat. The driveway accommodates parking for up to two vehicles, complemented by a garage for additional storage or vehicle space.
Situated in the highly sought-after village of Higham, residents will enjoy easy access to a variety of local amenities, including schools, pubs, a village club, and Higham Train Station, making commuting a breeze. The property is EPC rated D and falls within council tax band C, providing a clear understanding of the ongoing costs. This house is a fantastic opportunity for those looking to invest in a property with great potential in a desirable location. With a little vision and effort, this could be transformed into a stunning family home.

- COUNCIL TAX BAND D
- EPC RATED D
- NO CHAIN
- SOUGHT AFTER VILLAGE
- 3 BEDROOMS
- THREE RECEPTION ROOM
- 2 BATHROOMS
- LARGE REAR GARDEN
- GARAGE AND DRIVE

£425,000

Ground Floor

Floor 1

Approximate total area[1]

1245.5 ft²

115.71 m²

(1) Excluding balconies and terraces

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

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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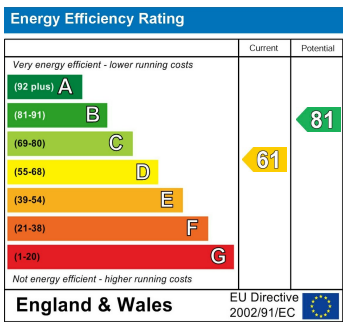

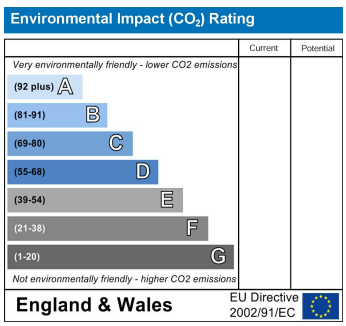

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