



## 14 Gore Green Cottages Gore Green Road

Higham, ME3 7HJ

Greenleaf Property Services are pleased to offer this immaculately presented semi-detached house situated in the sought after semi-rural location of Higham, Rochester. This spacious property has had many improvements since the current vendors purchased the property, including a new bathroom suite, redecoration and carpets, and is quite simply ready to move in and enjoy!

The accommodation briefly comprises of: Entrance hall, spacious lounge leading to the open plan kitchen/dining area/conservatory, utility/cloakroom W/C, and rear porch leading out to the garden. To the first floor there are three double bedrooms with the master bedroom benefitting from an en-suite shower and family bathroom W/C.

The property further benefits from countryside views to rear, a well maintained good size garden and off road parking for two cars with car port.

Although peacefully located on a quiet country lane, the property is just a short drive to A2/M2/M20 road links to London and coast, Higham and Strood stations with fast trains to London, highly regarded local schools, and all leisure and shopping amenities. Properties in this location are rarely available, we therefore recommend viewing at your earliest convenience to avoid disappointment.

EPC Grade E. Council Tax Band D

**Offers In The Region Of £450,000**

# 14 Gore Green Cottages Gore Green Road

Higham, ME3 7HJ



- SOUGHT-AFTER SEMI-RURAL LOCATION
- OFF ROAD PARKING & CAR PORT
- DOWNSTAIRS CLOAKROOM W/C
- EPC GRADE E / FREEHOLD
- THREE DOUBLE BEDROOMS
- COUNTRYSIDE VIEWS
- IMMACULATELY PRESENTED THROUGHOUT
- SPACIOUS ACCOMMODATION
- GOOD SIZE REAR GARDEN
- COUNCIL TAX BAND D

## Entrance Hall

Door to front, carpet, stairs to first floor and entrance to:

## Lounge

18'2" x 16'4" (5.56 x 4.98)

Double glazed window to front, carpet, radiator, built-in under-stairs cupboard, further built-in storage, double doors to conservatory and door to kitchen.

## Kitchen

16'10" x 6'0" (5.15 x 1.83)

Extensive range of matching wall and base units with oven/hob with extractor fan over, integrated fridge/freezer, space for dishwasher and sink and drainer unit.

## Conservatory/Dining Area

17'3" x 9'4" (5.26 x 2.87)

Double glazed windows to side, entrance to rear porch and cloakroom/utility room W/C

## Utility/W/C

7'3" x 4'0" (2.21 x 1.23)

Double glazed window to rear, close coupled W/C, wash basin and plumbing for washing machine.

## Rear Porch

Window and door to rear.

## First Floor Landing

Entrance to loft and carpet.

## Bedroom

19'1" x 9'2" (5.83 x 2.8)

Double glazed window to front and rear, carpet, radiator built-in wardrobes.

## Ensuite Shower

4'8" x 4'0" (1.44 x 1.22)

Shower cubicle, wash hand basin and heated towel rail.

## Bedroom

13'6" x 8'11" (4.12 x 2.73)

Double glazed window to front, carpet, built-in cupboard, radiator.

## Bedroom

9'3" x 8'4" (2.83 x 2.55)

Double glazed window to rear, radiator, carpet and two built-in cupboards.

## Bathroom W/C

7'8" x 5'2" (2.36 x 1.59)

Double glazed window to rear, matching suit comprising of panelled bath, close coupled W/C and wash basin, heated towel rail.

## Rear Garden

Well maintained good size, side access, two patio areas, shed and pond

## Car Port & Off Road Parking

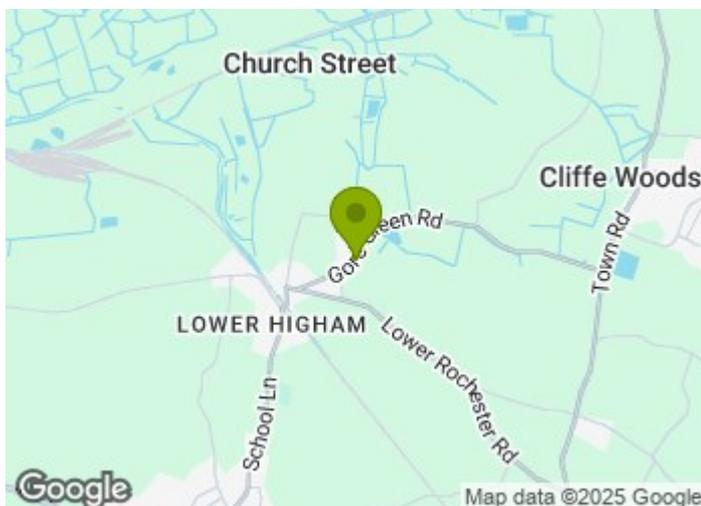
Parking for two cars.

## Agents Note

Greenleaf work closely with qualified, trusted and competitive mortgage consultants and local solicitors, enabling clients the time-saving opportunity of keeping all aspects of buying and selling a property under one roof. For this service we receive a fee of between one and two hundred pounds per referral.

## Agents Note

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, If you require clarification or further information on any points, please contact us. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.



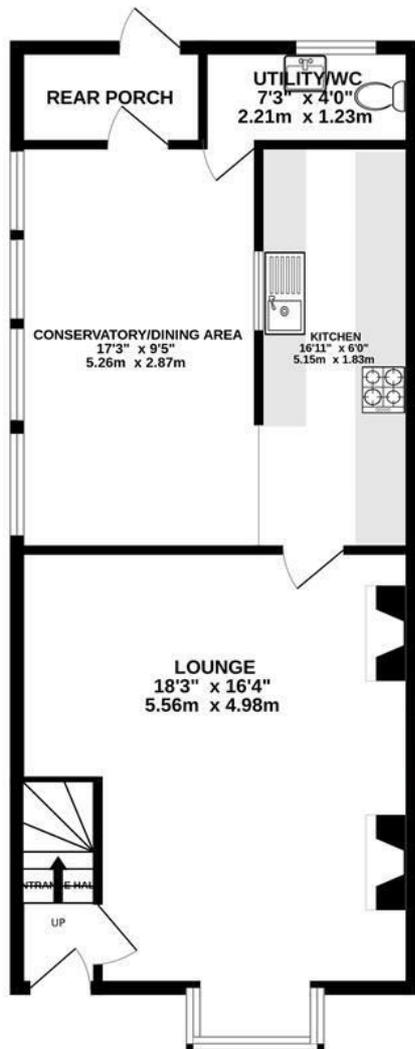
## Directions

Tel: 01634730672

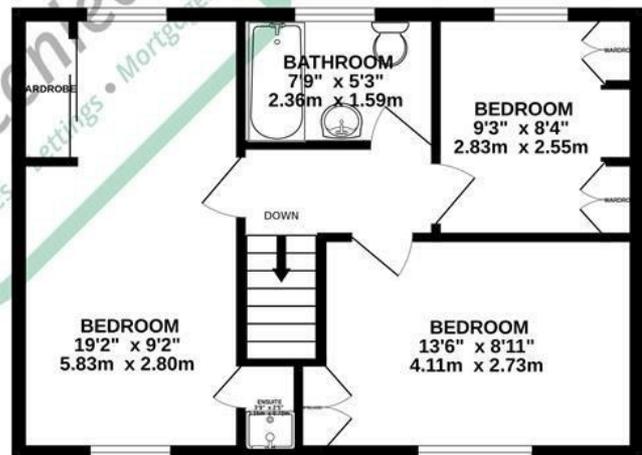




GROUND FLOOR  
640 sq.ft. (59.4 sq.m.) approx.



1ST FLOOR  
466 sq.ft. (43.3 sq.m.) approx.



TOTAL FLOOR AREA : 1105 sq.ft. (102.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>	
<p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p>	

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 person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.