



# 43 School Lane

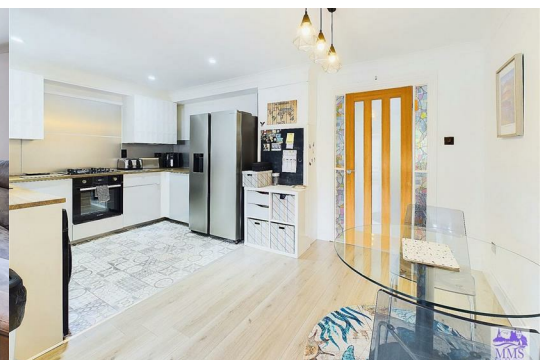
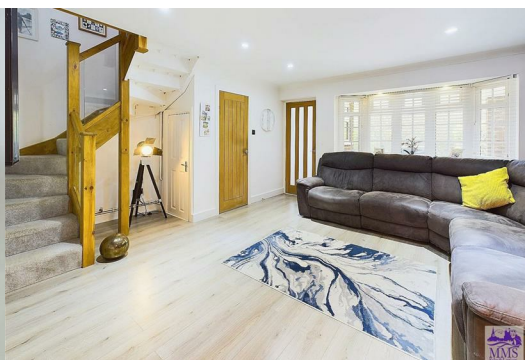
, Higham, ME3 7JR

Offers Around £375,000



**\*PARKING & GARAGE\*\*3 DOUBLE BEDROOMS\*\*NO CHAIN\*\* VILLAGE LOCATION\*\*TRAIN STATION OPPOSITE**

Virtual Tour Available. Offered to the sales market with NO FORWARD CHAIN is this delightful 2-storey property, boasting 1076.39 square feet of living space, which enjoys three well-proportioned bedrooms and a family bathroom. On entering the ground floor via a convenient porch, you are greeted by a handy downstairs cloakroom/WC, followed by a spacious living room over looking the front. The welcoming kitchen is equipped with plenty of cupboard and worktop space, an integral oven, a boiling hot tap for convenience of making beverages and a space for dining, creating a warm and engaging ambiance for your meals. The rear of the home features an extension that could be smartly used as a study or a secondary sitting area, depending on your personal needs. The upper level, served by a staircase, houses three bedrooms with a blend of comfort and aesthetic appeal, and a well-appointed bathroom inclusive of both a shower and a bath. An added feature of this promising property is a GARAGE offering secure car parking or, alternatively, can serve as extra external storage. The rear garden is low maintenance with artificial lawn and the front garden offers a welcoming entrance to this beautiful home. This residence, with its versatile floorplan and well-used space, promises a perfect balance of functionality and style. Council Tax Band D.



- porch
- cloakroom/WC
- lounge
- kitchen/diner
- second reception room
- stairs/landing
- bedroom 1
- bedroom 2
- bedroom 3
- bathroom
- rear garden
- front garden
- garage
- drive

## Area Map



## Floor Plans

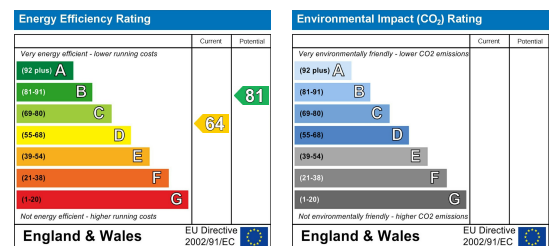
**Approximate total area\***  
108.23 m<sup>2</sup>  
1137.34 ft<sup>2</sup>

**Reduced hazard room**  
14.33 m<sup>2</sup>  
153.47 ft<sup>2</sup>

**Legend**

- Existing structure
- Proposed structure
- Proposed structure (to be demolished)
- Proposed structure (to be demolished and replaced)
- Proposed structure (to be demolished and replaced with a new structure)

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