



# 8 Fairview Drive

Higham ME3 7BG

**Guide Price £425,000**



GUIDE PRICE £425K - £450K

Welcome to the charming village of Higham, where this delightful semi-detached house on Fairview Drive offers a perfect blend of comfort with planning approved to extend. Built in 1960, this property spans an impressive amount of square feet and boasts three well-proportioned bedrooms, making it an ideal family home. Upon entering, you are welcomed by a spacious hallway that leads to a generous lounge, perfect for relaxation and entertaining. The property features a modern bathroom equipped with both a bath and a separate shower cubicle, catering to all your needs. The heart of the home is undoubtedly the impressive kitchen diner, which has been extended to the rear, providing ample space for family meals and gatherings. The first floor houses three bedrooms, including a master bedroom with an en-suite cloakroom, ensuring privacy and convenience. Additionally, planning permission is in place for a front ground floor and two-storey extension to the side, allowing for the creation of two further bedrooms and additional living space, making this property a fantastic investment opportunity. Externally, the house is complemented by a large rear garden, predominantly laid to lawn, and a lovely patio area, perfect for outdoor entertaining or simply enjoying the sunshine. The property also benefits from parking for up to four vehicles, and the additional benefit of a single garage. Higham is a highly sought-after village, offering a range of amenities such as an infant and junior school, convenience stores, and takeaways. The local train station provides excellent links to London, making it an ideal location for commuters.

With an Energy Performance Certificate (EPC) rating of D, this property presents a wonderful opportunity for those seeking a family home with room to grow. Don't miss your chance to make this charming house your own.



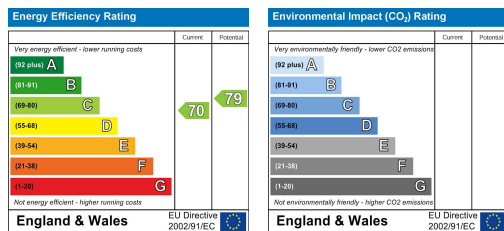
## Area Map



## Floor Plans

<p style="text-align: center;"><b>Ground Floor</b> Building 1</p>	<p style="text-align: center;"><b>Floor 1</b> Building 1</p>	<p><b>Approximate total area<sup>1)</sup></b> 1030 ft<sup>2</sup> 95.7 m<sup>2</sup></p> <p><b>Reduced headroom</b> 16 ft<sup>2</sup> 1.5 m<sup>2</sup></p>
<p style="text-align: center;"><b>Ground Floor</b> Building 2</p>		<p>(1) Excluding balconies and terraces</p> <p>Reduced headroom Below 5 ft/1.5 m</p> <p>Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.</p> <p style="text-align: right;"><b>GIRAFFE360</b></p>

## Energy Efficiency Graph



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