



1 Reynolds Fields,
Higham, Kent, ME3 7LY

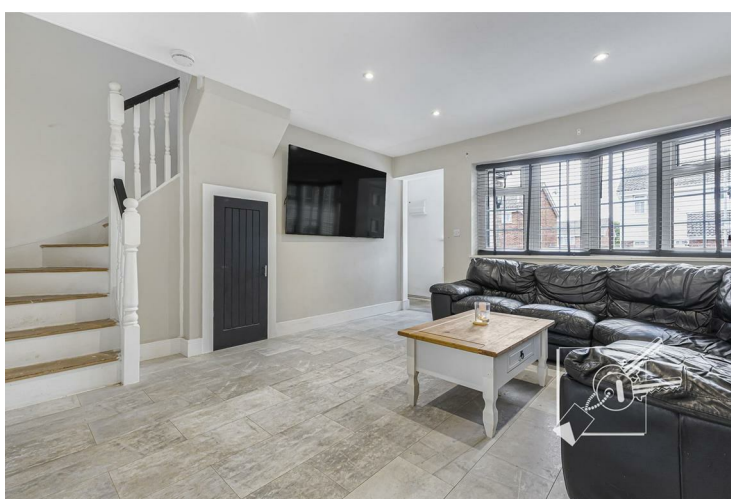
£375,000 - £400,000



- Three Bedroom Semi Detached House
- Fitted/Kitchen/Breakfast Room
- Scope For Extension STPP
- Lounge, Dining Room/Family Room
- Garage & Off Street Parking



1 Reynolds Fields, Rochester, , ME3 7LY



DESCRIPTION:

£375,000-£400,000 This three bedroom semi detached house has a lot to like and should be added to your hot list to view. Situated in a cul-de-sac location, backing onto open farmland, the property has been extended to provide well proportioned living space with a thoughtful lay out for family living and entertaining guests. The ground floor, includes a cloakroom, lounge, a Howdens fitted kitchen/breakfast room with integrated appliances, dining room/family room and a conservatory/garden room. The vendors have replaced the staircase with a modern bespoke stair case which leads to the first floor with three bedrooms and bathroom. There is a large westerly aspect garden to the rear (requiring landscaping), backing on open farmland, a large garage to the side with power & light and scope to create a mezzanine floor/further living accommodation, There is also off street parking on the drive.



LOCATION:

Reynolds Fields is a within a pleasant cul-de-sac location off of School Lane Higham is a sought after village location. It is ideally located within a few minutes' walk of the mainline railway station which offers links to both London and the Kent Coast. The village primary school is situated on School Lane, within a few minutes walk of the house and there are a choice of other good primary, secondary and grammar schools, including the famous Gads Hill School. There are variety of local shops and facilities close by including, Library, Post Office, a bakery/sandwich shop, Hair Salon, Fish & Chips and a Chinese Takeaway. The local pub offers food and entertainment if you fancy a lunch or evening out. For those who enjoy walking there are many country side walks to choose from and Shorne Country Park is close by. The A2 M2 M20 & M25 motorway links are all easily accessed by car and there a commuter coach which picks up near by and travels to London. Both Gravesend & the Medway towns are both within easy access.

FRONTAGE:

Front garden and private path leading to entrance door. Parking on the drive way in front of integral garage.

ENTRANCE:

Composite Entrance Door

GROUND FLOOR CLOAKROOM:

Low level w.c., part tiled walls

LOUNGE:

A nice size room with double glazed bow window to front, laminate tiled floor, radiator, under stair cupboard, open to:

KITCHEN/BREAKFAST ROOM:

The Main hub of the home with double glazed window to rear. Fitted with sage green wall and base units by Howdens, with ample work surface space and integrated appliances including Hotpoint double oven, ceramic electric oven, dish washer and fridge/freezer. There is plenty of space for table and chairs. Open to:

DINING ROOM/FAMILY ROOM:

An addition to the property with two sky light windows creating maximum light. Small window to side, radiator. Door leading into garage.

GARDEN ROOM/CONSERVATORY:

Two double glazed windows to rear, plumbing for washing machine, Polycarbonate roof, radiator, access to rear garden.

STAIRS/LANDING:

A bespoke staircase installed by the sellers to replace the original spiral staircase. Laminate flooring, access to loft, cupboard housing boiler

BATHROOM:

Double glazed window to front. inset ceiling spot lights, heated towel rail, tiled floor. Panelled bath, pedestal wash basin, low level w.c. (Although fully functional the bathroom would benefit from being replaced.

BEDROOM 1:

Double glazed window to front, laminate floor, radiator, built in wardrobes.





Reynolds Fields, Higham, Rochester, Kent, ME3
 Approximate Gross Internal Area 101.9 sq m / 1097 sq ft
 Garage Area 18.0 sq m / 195 sq ft
 Total Area 119.9 sq m / 1292 sq ft



BEDROOM 2:

Double glazed window to rear, laminate floor, radiator.

BEDROOM 3:

Double glazed window to rear, laminate floor, radiator.

REAR GARDEN:

Requiring landscaping, the Westerly aspect rear garden is a generous size backing onto open farmland.

GARAGE:

Situated to the side of the property with up and over door, power and light. Pitched roof with scope to create a mezzanine floor /extra living space, subject to consent. There is further off street parking to the front.

TENURE:

Freehold

LOCAL AUTHORITY:

Gravesham Borough Council

Council Tax Band D - £2,396.01 pa for 2026-2027

UTILITIES:

Mains Gas, Mains Electric, Mains Water, Mains Drainage

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

184 Parrock Street
 Gravesend
 Kent
 DA12 1EN

www.sealeys.co.uk
 Email: sales@sealeys.co.uk
 Tel: 01474 369368



Agents Note: Whilst every care has been taken to prepare these marketing particulars, they are for guidance purposes only. These details, description and measurements do not form part of a contract and whilst every effort has been made to ensure accuracy this cannot be guaranteed. Interested parties must satisfy themselves by inspection or otherwise as to the correctness of them. Floor plans are not to scale and are for illustration purposes only. Any equipment, fixtures and fittings or any item referred to have not been tested unless specifically stated.