



Guide Price
£425,000

Freehold

3x  2x  1x 

**Brice Road, Higham,
Rochester, Kent, ME3**

OVER 60?

Secure this property
for up to **59% less!**

Wards
Helping you move forwards



Main features

- Extended family home in a popular neighbourhood
- Village location with beautiful countryside
- Downstairs wet room with separate utility area
- Outdoor bar area
- Detached garage and driveway

Accommodation

GROUND FLOOR

Entrance Porch
 Lounge: 20'0 x 14'5 (6.10m x 4.40m)
 Wet Room : 7'6 x 7'4 (2.29m x 2.24m)
 Kitchen/Diner: 19'5 x 17'4 (5.92m x 5.29m)
 Utility Room: 8'5 x 7'6 (2.57m x 2.29m)

FIRST FLOOR

Landing
 Bathroom : 7'4 x 5'5 (2.24m x 1.65m)
 Bedroom 1: 11'2 x 10'9 up to fitted wardrobes (3.41m x 3.28m)
 Bedroom 2: 13'7 x 8'6 (4.14m x 2.59m)
 Bedroom 3: 8'6 x 7'7 (2.59m x 2.31m)

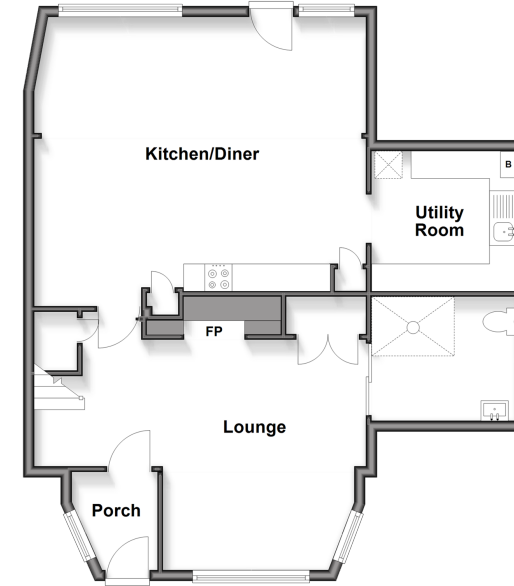
OUTBUILDING

Garage : 18'9 x 12'4 (5.72m x 3.76m)

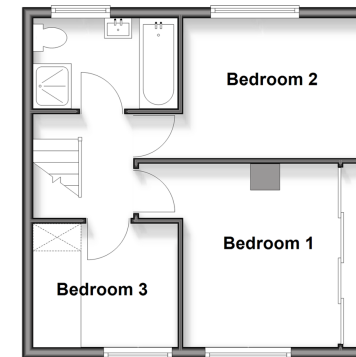
OUTSIDE

Front Garden
 Driveway
 Rear Garden
 Covered Terrace
 Outdoor Bar Area : 8'5 x 8'1 (2.57m x 2.47m)

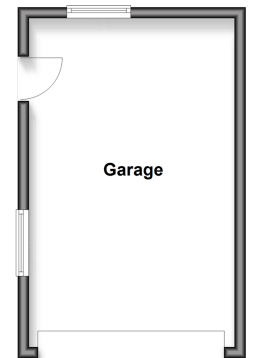
Ground Floor
 Approx. 72.8 sq. metres (783.3 sq. feet)



First Floor
 Approx. 36.6 sq. metres (394.3 sq. feet)



Outbuilding
 Approx. 0.0 sq. metres (0.0 sq. feet)



Call Gravesend - 01474 352417 ■ wardsof Kent.co.uk

■ Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease



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