



## 38 Oak Drive

Higham ME3 7BE

**Offers Over £450,000**



Here in the charming village of Higham, this beautifully presented semi-detached house on Oak Drive offers a delightful family home. With three spacious bedrooms and a generous bathroom featuring a cubicle shower, this property is perfect for those seeking comfort and style. Upon entering, you are welcomed by a large porch and an inviting entrance hall. The ground floor boasts a large reception room, which serves as a large lounge diner that provides an ideal space for relaxation and entertaining. The contemporary kitchen breakfast room is well-equipped and designed for modern living, making it a joy to prepare meals and gather with family. The garage has been thoughtfully converted into an internal room, currently serving as a playroom, adding versatility to the living space. Additionally, a convenient ground floor cloakroom enhances the practicality of this lovely home. Externally, the property features a large rear garden, predominantly laid to lawn with a patio area, perfect for outdoor gatherings. A fantastic cabin at the rear, currently used as a bar room, adds a unique touch to the outdoor space. The front of the property boasts a driveway with ample parking for up to four cars, ensuring convenience for residents and guests alike. Higham is a highly sought-after village, offering a range of amenities including schools, shops, and a train station with direct links to London. This property is EPC rated C and falls under council tax band D, making it an attractive option for families and professionals alike. Don't miss the opportunity to make this wonderful house your new home.



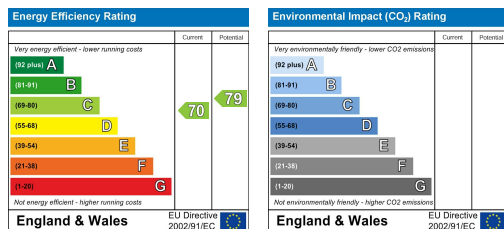
## Area Map



## Floor Plans

<p style="text-align: center;"><b>Ground Floor Building 1</b></p>	<p style="text-align: center;"><b>Floor 1 Building 1</b></p>	<p><b>Approximate total area<sup>(1)</sup></b> 1229 ft<sup>2</sup> 114 m<sup>2</sup></p> <p><b>Reduced headroom</b> 30 ft<sup>2</sup> 2.8 m<sup>2</sup></p>
<p style="text-align: center;"><b>Ground Floor Building 2</b></p>		
<p style="text-align: right; font-size: small;">(1) Excluding balconies and terraces</p> <p style="text-align: center; font-size: small;">Reduced headroom ----- Below 5 ft/1.5 m</p> <p style="font-size: x-small;">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; font-size: x-small;">GIRAFFE360</p>		

## 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 appliances or fittings have been tested by MMS. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property or items contained.

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