



**Price**  
**£440,000**

**Freehold**

3x  2x  2x 

**Chilton Drive, Higham,  
Rochester, Kent, ME3**

**OVER 60?**

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

*Wards*  
Helping you move forwards





## Main features

- Situated in the beautiful village of Higham
- Spacious lounge and separate dining room
- Downstairs wet room and upstairs shower room
- Sold with no forward chain
- Scenic views within walking distance

## Accommodation

### GROUND FLOOR

Entrance Porch  
 Entrance Hall  
 Lounge : 22'1 into bay x 12'11 (6.74m x 3.94m)  
 Wet Room  
 Kitchen : 10'11 x 10'1 (3.33m x 3.08m)  
 Utility Room : 6'1 x 4'9 (1.86m x 1.45m)  
 Dining Room : 14'0 x 11'6 into bay (4.27m x 3.51m)

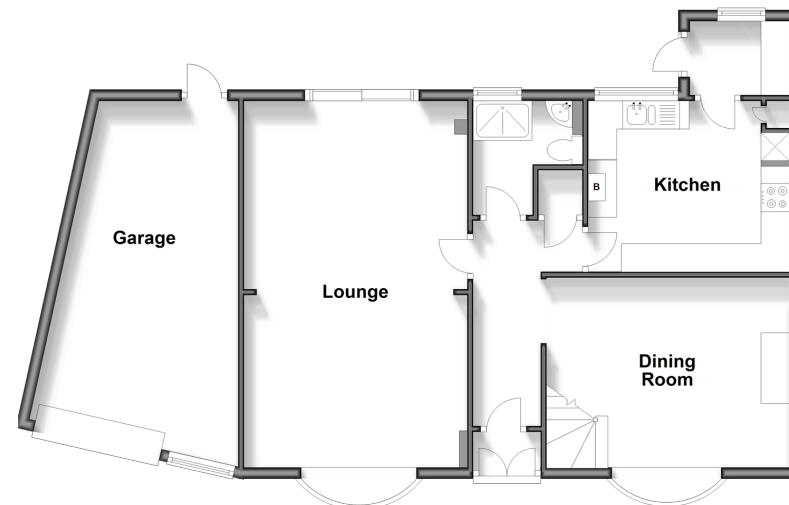
### FIRST FLOOR

Landing  
 Bedroom 1: 17'8 maximum x 8'10 at widest point (5.39m x 2.69m)  
 Bedroom 2: 17'11 x 8'8 into bay (5.46m x 2.64m)  
 Bedroom 3: 10'1 x 9'6 (3.08m x 2.90m)  
 Shower Room

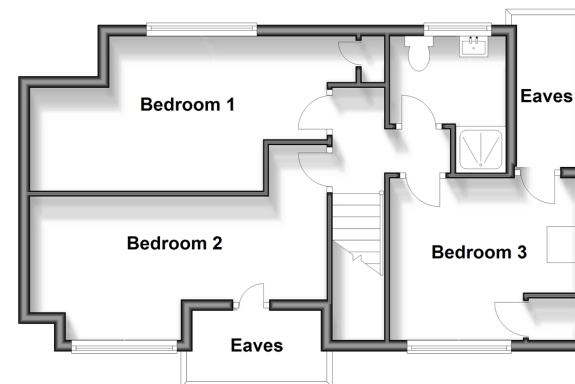
### OUTSIDE

Front Garden  
 Driveway  
 Garage  
 Rear Garden

**Ground Floor**  
 Approx. 84.7 sq. metres (911.7 sq. feet)



**First Floor**  
 Approx. 45.0 sq. metres (484.3 sq. feet)



**Call Gravesend - 01474 352417 ■ [wardsofkent.co.uk](http://wardsofkent.co.uk)**

- If buying to let, the energy rating will need to be improved to at least 'E' rating before you can let the property
- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.

