



Price
£525,000

Freehold

3x  1x  2x 

Villa Road, Higham,
Rochester, Kent, ME3

OVER 60?

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

Wards
Helping you move forwards



Main features

- **Extended modern living space**
- **Kitchen opens into conservatory as a handy breakfast area**
- **Open plan lounge/dining area**
- **Stunning garden and outside bar area**
- **Situated in the quiet and leafy village of Higham**

Accommodation

SPLIT LEVEL GROUND FLOOR

Entrance Porch
 Entrance Hall
 Bedroom 3: 12'7 x 12'5 (3.84m x 3.79m)
 Lounge : 15'6 x 11'9 (4.73m x 3.58m)
 Dining Area: 14'5 x 9'0 (4.40m x 2.75m)
 Conservatory : 11'7 x 7'8 (3.53m x 2.34m)
 Kitchen : 13'1 x 9'0 (3.99m x 2.75m)
 Conservatory : 16'4 x 6'5 (4.98m x 1.96m)
 Bedroom 2: 10'9 x 10'0 (3.28m x 3.05m)
 En-suite Cloakroom
 Bathroom
 Bedroom 1: 12'3 x 9'2 (3.74m x 2.80m)

OUTSIDE

Front Garden
 Driveway
 Garage
 Rear Garden

Split Level Ground Floor
 Approx. 131.1 sq. metres (1411.1 sq. feet)



Call Gravesend - 01474 352417 ■ wardsofkent.co.uk

■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
 ■ Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.

■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale