



**Price**  
**£375,000**

**Freehold**

3x  1x  1x 

**The Braes, Higham,  
Rochester, Kent, ME3**

*Wards*  
Helping you move forwards



## Main features

- A fantastic sized family home
- Sought after village location
- Driveway and garage for several vehicles
- Conveniently located close by to all local amenities
- Offered for sale with no forward chain



### Nearest Schools

Primary Schools: Higham Primary 0.7 miles, Sherwin Knight Junior School 1.9 miles, English Martyrs' Catholic Primary 1.9 miles

Secondary Schools: Gad's Hill School 0.6 miles, Abbey Court Community Special School 1.7 miles, Strood Academy 2.3 miles



### Transport Information

Train Stations: Higham 1.0 miles, Strood 2.9 miles, Rochester 3.6 miles

## Accommodation

### GROUND FLOOR

Entrance Hall

Cloakroom

Lounge: 21'10 x 15'4 (6.66m x 4.68m)

Kitchen : 12'0 x 7'11 (3.66m x 2.41m)

### FIRST FLOOR

Landing

Bedroom 1: 15'6 x 11'11 (4.73m x 3.63m)

Bedroom 2: 13'0 x 8'11 (3.97m x 2.72m)

Bedroom 3: 12'10 x 6'7 (3.91m x 2.01m)

Bathroom : 8'4 x 7'11 (2.54m x 2.41m)

### OUTSIDE

Front Garden

Driveway

Garage

Rear Garden

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

■ 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



11139676/20240422/MM/SB