



Price
£460,000

Freehold

5x  3x  1x 

**Higham Avenue,
Holborough Lakes, Kent,
ME6**

OVER 60?

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



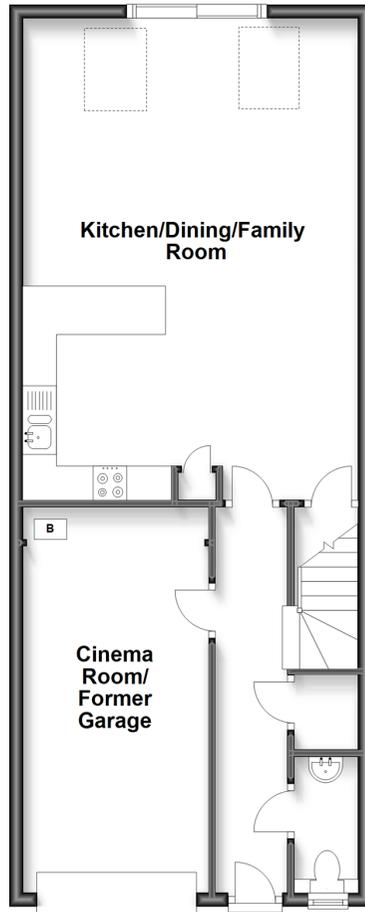
Video Tour available

Wards

Helping you move forwards

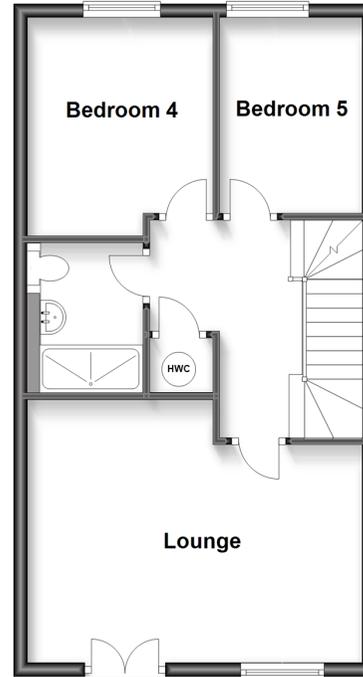
Ground Floor

Approx. 63.2 sq. metres (680.5 sq. feet)



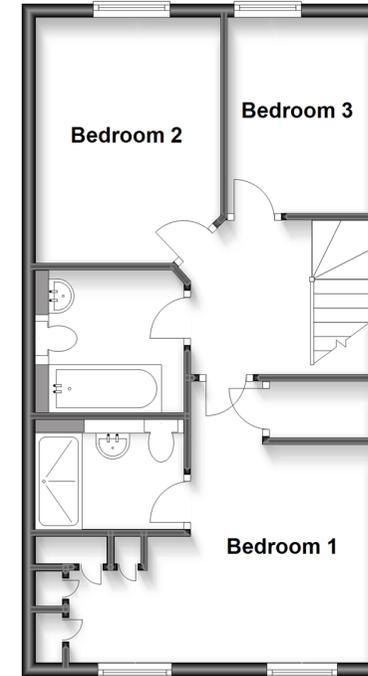
First Floor

Approx. 47.0 sq. metres (506.1 sq. feet)



Second Floor

Approx. 46.9 sq. metres (504.4 sq. feet)



Accommodation

GROUND FLOOR

Entrance Hall
Cloakroom
Cinema Room/Former Garage
Kitchen/Dining/Family Room: 23'7 x 16'3 (7.19m x 4.96m)

FIRST FLOOR

Landing
Lounge: 16'3 x 12'7 (4.96m x 3.84m)
Bedroom 4: 10'4 x 9'0 (3.15m x 2.75m)
Bedroom 5: 9'3 x 6'10 (2.82m x 2.08m)
Shower Room

SECOND FLOOR

Landing
Bedroom 1: 14'1 x 14'0 (4.30m x 4.27m)
En-Suite Shower Room
Bedroom 2: 11'9 x 8'11 (3.58m x 2.72m)
Bedroom 3: 9'3 x 6'11 (2.82m x 2.11m)
Bathroom

OUTSIDE

Allocated Parking



Main features

- Amazing size home offering versatile living on Holborough Lakes
- Handy en-suite shower room, bathroom and an additional shower room
- Lovely kitchen/dining/family room - perfect for entertaining
- 2 allocated parking spaces and the bonus of a cinema room (former garage)
- Fantastic position for travel links



Nearest Schools

Primary Schools: Valley Invicta Primary 0.0 miles, Halling Primary 0.9 miles, Snodland CoFE Primary 1.1 miles.
Secondary Schools: Holmesdale Technology College 1.2 miles, Grange Park School 3.6 miles, Walderslade Girls' School 3.7 miles



Transport Information

Train Stations: Snodland 1.3 miles, Halling 1.3 miles, Cuxton 3.1 miles



Address

Higham Avenue, Holborough Lakes, Kent, ME6



Directions

For directions to this property please contact us.



Wards
Helping you move forwards

Call Snodland Branch 01634 245055 ■ wardsof Kent.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
■ Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.

EPC RATING	CURRENT:	POTENTIAL:
	C(79)	B(87)

13820044/20230421/CG/LK