

# HUNTERS®

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**117 Lower Higham Road, Gravesend, DA12 2NQ**

**Guide Price £275,000**

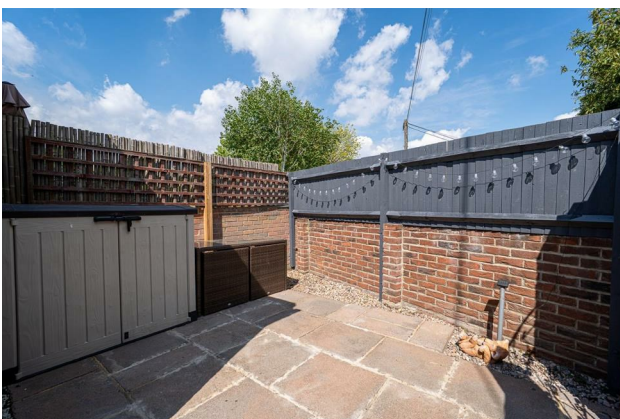
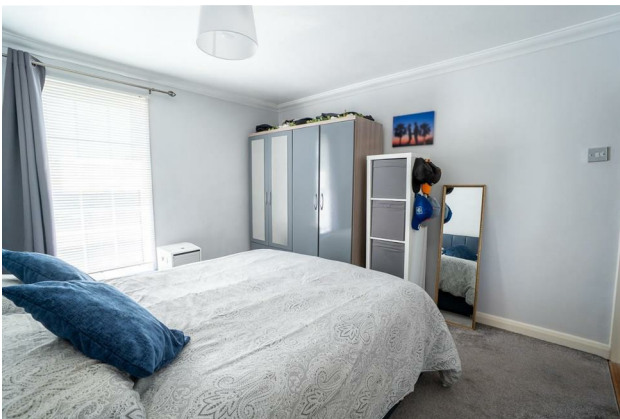
**Property Images**



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## Property Images



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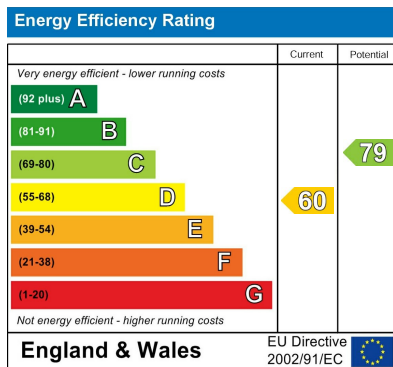
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TOTAL FLOOR AREA : 811 sq.ft. (75.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with floorplan.com

## EPC



## Map



## Details

Type: House - End Terrace Beds: 2 Bathrooms: 1 Receptions: 2  
Tenure: Freehold

Guide Price: £275,000-£290,000

A well-presented two-bedroom end of terrace home, ideally situated on Lower Higham Road in the sought-after village of Chalk. This charming property offers a blend of comfort and practicality, making it an excellent choice for first-time buyers, small families, or investors alike.

The ground floor features a bright and spacious living room, providing a welcoming space for relaxation and entertaining with room for a dining area. The kitchen offers ample storage and workspace, and access to the garden. A contemporary family bathroom completes the ground floor.

There is also the added bonus of a basement which has been tanked with a 10 year guarantee from January 2025, that is currently used as storage but can have a variety of uses dependable on your needs such as a home office. Please note however that there is restricted head room.

Upstairs, the property boasts two well-proportioned bedrooms, including a generous principal bedroom and a versatile second room ideal as a guest bedroom, nursery, or home office.

Externally, the home benefits from a private rear garden, perfect for outdoor dining or enjoying warmer months, along with side access typical of end terrace properties. There is also unrestricted road parking on Lower Higham Road.

Conveniently located, the property offers easy access to local amenities, reputable schools, and transport links, including nearby rail connections and road routes into Gravesend and beyond.

This delightful home combines a desirable location with comfortable living space, early viewing is highly recommended.

## Features

• END OF TERRACE • TWO BEDROOMS • IDEAL FIRST-TIME PURCHASE • CLOSE TO LOCAL SHOPS AND AMENITIES • WELL PRESENTED • VILLAGE LOCATION • TANKED BASEMENT • EPC RATING- D