

22 Irvine Road, Higham, Rochester, ME3 7AA
Offers in excess of £450,000

4 2 1 C



PINDROP PROPERTY



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Offers in excess of £450,000

Council Tax Band: C

Located on the ever-popular Irvine Road in the village of Higham, this attractive family home offers a wonderful blend of versatile living space, a generous garden and excellent convenience for both families and commuters.

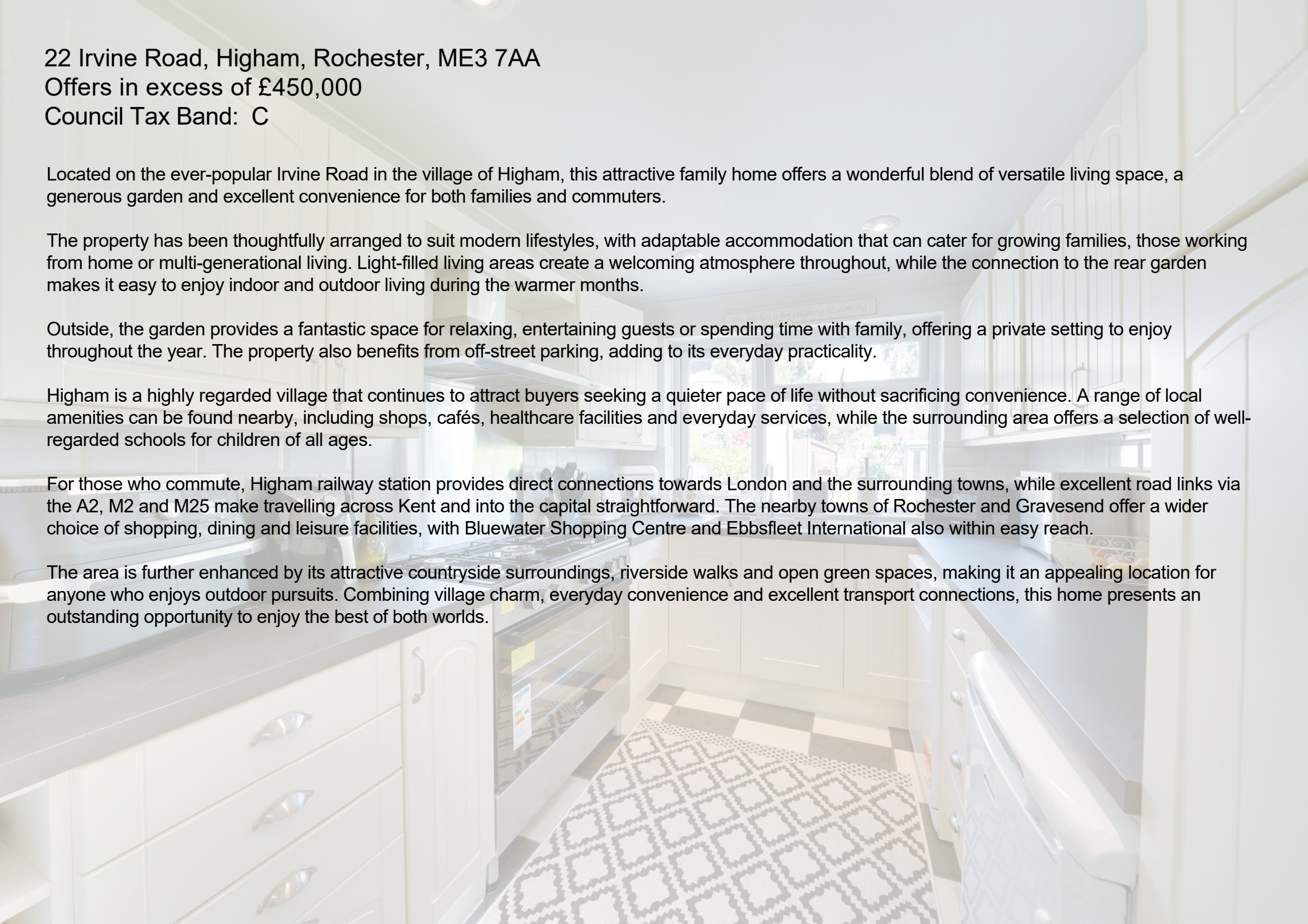
The property has been thoughtfully arranged to suit modern lifestyles, with adaptable accommodation that can cater for growing families, those working from home or multi-generational living. Light-filled living areas create a welcoming atmosphere throughout, while the connection to the rear garden makes it easy to enjoy indoor and outdoor living during the warmer months.

Outside, the garden provides a fantastic space for relaxing, entertaining guests or spending time with family, offering a private setting to enjoy throughout the year. The property also benefits from off-street parking, adding to its everyday practicality.

Higham is a highly regarded village that continues to attract buyers seeking a quieter pace of life without sacrificing convenience. A range of local amenities can be found nearby, including shops, cafés, healthcare facilities and everyday services, while the surrounding area offers a selection of well-regarded schools for children of all ages.

For those who commute, Higham railway station provides direct connections towards London and the surrounding towns, while excellent road links via the A2, M2 and M25 make travelling across Kent and into the capital straightforward. The nearby towns of Rochester and Gravesend offer a wider choice of shopping, dining and leisure facilities, with Bluewater Shopping Centre and Ebbsfleet International also within easy reach.

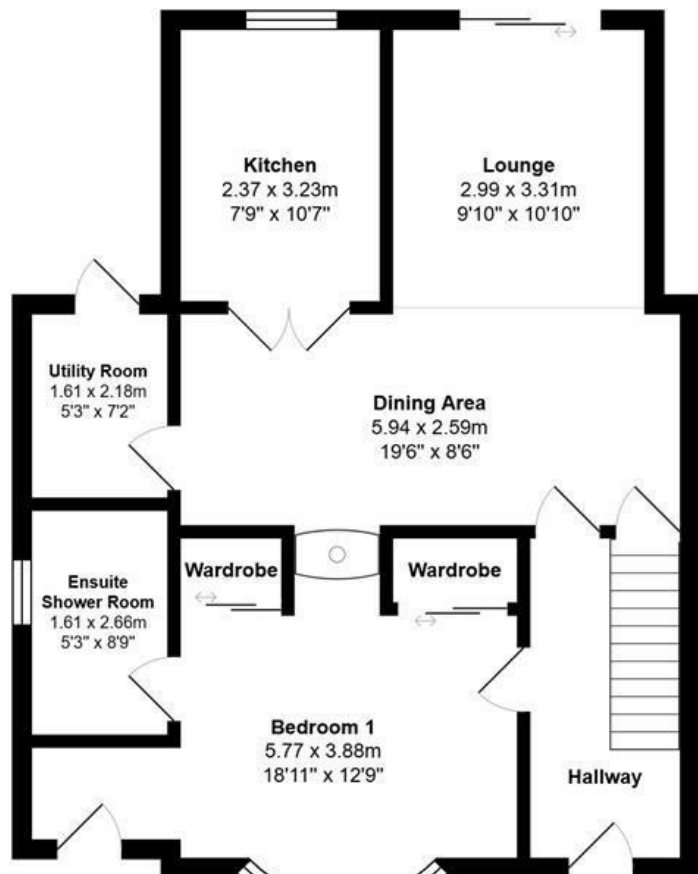
The area is further enhanced by its attractive countryside surroundings, riverside walks and open green spaces, making it an appealing location for anyone who enjoys outdoor pursuits. Combining village charm, everyday convenience and excellent transport connections, this home presents an outstanding opportunity to enjoy the best of both worlds.



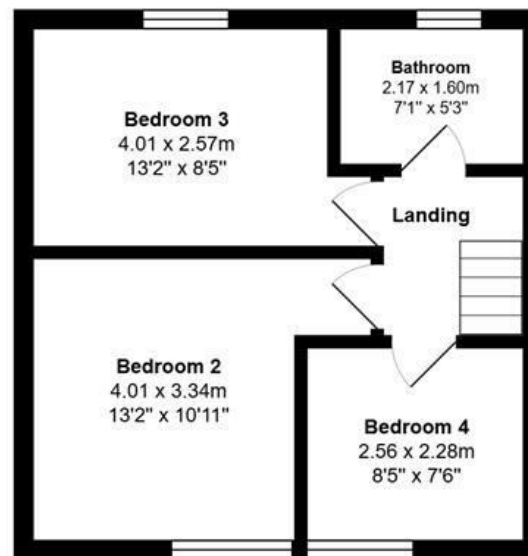








Ground Floor
Area: 68.9 m² ... 742 ft²



First Floor
Area: 35.4 m² ... 381 ft²



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Total Area: 104.2 m² ... 1122 ft²

All measurements are approximate and for display purposes only



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC