01634 379 799

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94 Birch Grove

• Hempstead

Price: Offers In The Region Of £285,000







94, Birch Grove, , ME7 3RE
Offers In The Region Of £285,000

- ANOTHER SALE AGREED BY HARRISONS REEVE, (SSTC)
- 2 BEDROOM END TERRACE HOUSE IN POPULAR HEMPSTEAD LOCATION
- GARAGE AND PARKING SPACE TO FRONT OF GARAGE, LOCATED OPPOSITE HOUSE
- DOWNSTAIRS WC AND UPSTAIRS SHOWER ROOM
- NO ONWARD CHAIN!!
- EPC RATING BAND "C"; MEDWAY COUNCIL TAX BAND "C"
- WALKING DISTANCE OF HEMPSTEAD JUNIOR SCHOOL
- APPROX. 30' REAR GARDEN BACKING ON TO SCHOOL FIELD
- APPROX. 773 SQ FT OF LIVING ACCOMMODATION
- CONSERVATORY

Tucked away in the highly sought-after Birch Grove area of Hempstead, this well presented two bedroom end of terrace home is an absolute gem for first-time buyers, downsizers or savvy investors.

Step inside and immediately feel at home in the bright, welcoming reception room - the ultimate space to unwind after a long day or entertain friends over the weekend.

Thoughtfully designed with a seamless flow, the ground floor delivers practical everyday living without compromising on warmth or character. Upstairs, you'll find two generous, well-proportioned bedrooms alongside a modern, stylish fitted shower room.

Being end of terrace, the property enjoys enhanced privacy and peace, coupled with the security of a warm, friendly neighbourhood. With local parks, desirable schools, and excellent everyday amenities right on your doorstep, the location couldn't be better.

Homes in this peaceful pocket of Hempstead rarely stay on the market for long. Contact us today to arrange your viewing before it is gone!

Porch
UPVc entrance dor.

Lounge/Diner
19'3" max x 11'10" (5.87m max x 3.61m)
Double glazed window to front, 2 radiator.

W C
Low level WC and wash hand basin.

Kitchen
11'10" x 8'0" (3.63m x 2.46m)
Double glazed window to rear. A range of fitted base and eye level units with work surfaces over. Door to ;

Conservatory
11'1" x 8'8" (3.39m x 2.66m)
Double glazed door and windows to side and rear.

Landing
Access to loft space. Built in storage cupboard.

Bedroom 1
11'9" x 10'7" (3.60m x 3.24m)
Double glazed window to front, radiator.

Bedroom 2
11'11" x 8'1" (3.64m x 2.47m)
Double glazed window to rear, radiator. Built in cupboard housing boiler.

Shower Room
Double glazed window to side. Suite comprising shower cubicle, low level WC and vanity unit with inset wash hand basin. Chrome heated towel rail

Exterior

Rear Garden
Approx. 30 in depth mainly laid to lawn. Side pedestrian access.

Frontage
Mainly laid to lawn.

Garage
Located in block opposite. Metal up and over door. Parking space for 1 car to front of garage.

AML Charges
Should a purchaser(s) have an offer accepted on a property marketed by Harrisons Reeve, the purchaser(s) will need to undertake an identification check. This is carried out in order to meet our obligation under the Anti Money Laundering Regulations (AML) and is a legal requirement. Whilst we do request and check ID documents, we also use a third-party service to verify your identity. The cost of these checks is £15 inc VAT per purchaser, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable under any circumstances.

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1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and the photographs may have been enhanced using photo editing software.

2. It should not be assumed that the property has all necessary planning, building regulations or other consents and Harrisons Reeve have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise

Member agent
The agent is a member of The Property Ombudsman Limited, which is a redress scheme, and Propertymark, which is a client money protection scheme.

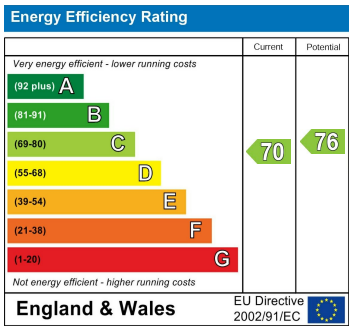
NB
HARRISONS REEVE recommend a panel of solicitors, including V E White And Co, Burtons Solicitors, Hawkridge and Company and Ives and Co as well as the services of Henchurch Lane Financial Services, for which we may receive a referral fee of £150 plus VAT per transaction. Harrisons Reeve may also receive a referral fee for recommending other services such as surveys and removal companies.

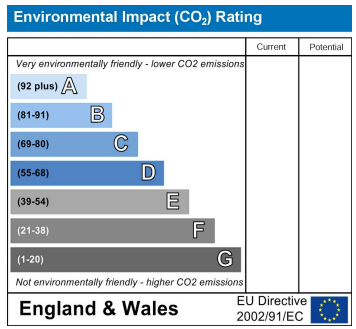








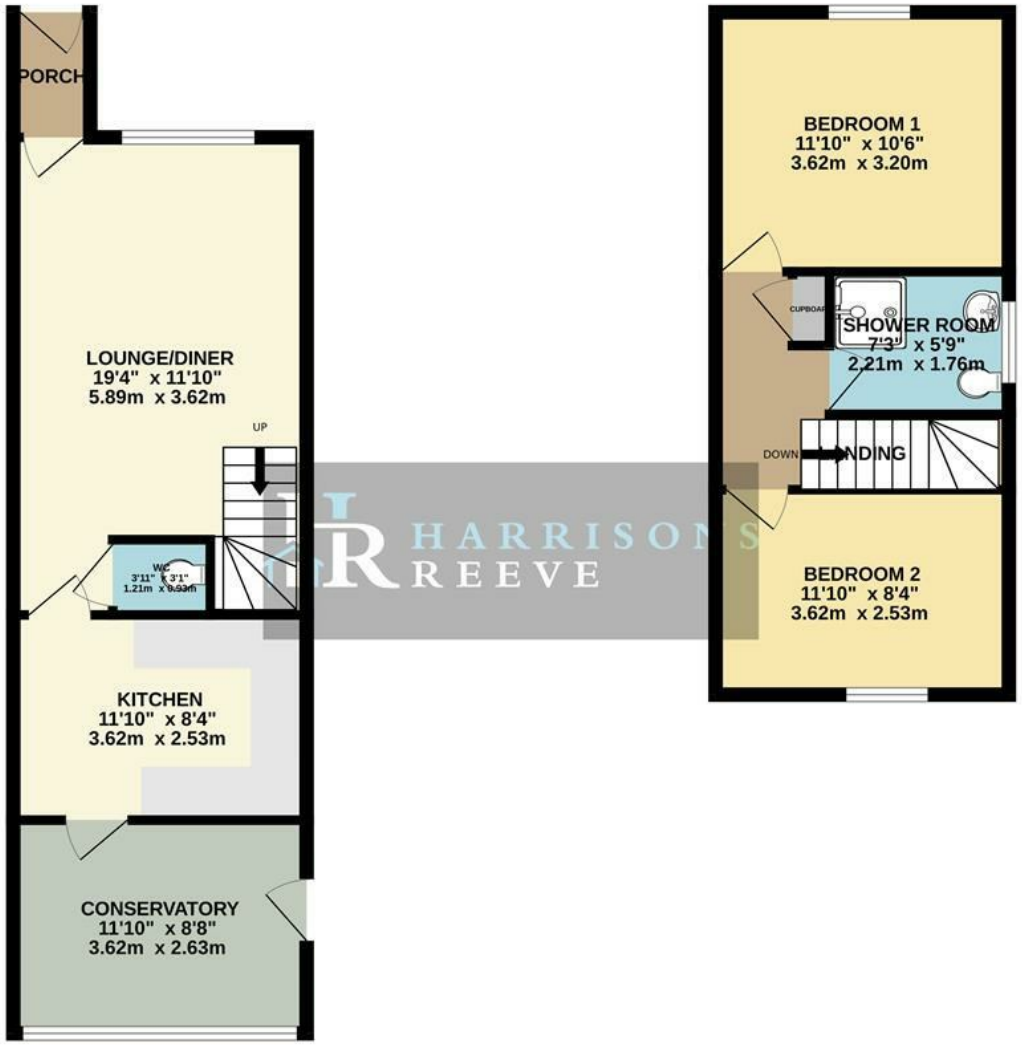




Harrisons Reeve Harrisons Reeve Office
35 High Street, Rainham, Gillingham, Kent, ME8 7HS
medway@harrisonsreeve.com (01634) 379799

GROUND FLOOR
446 sq.ft. (41.4 sq.m.) approx.

1ST FLOOR
328 sq.ft. (30.4 sq.m.) approx.



TOTAL FLOOR AREA : 773 sq.ft. (71.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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.
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