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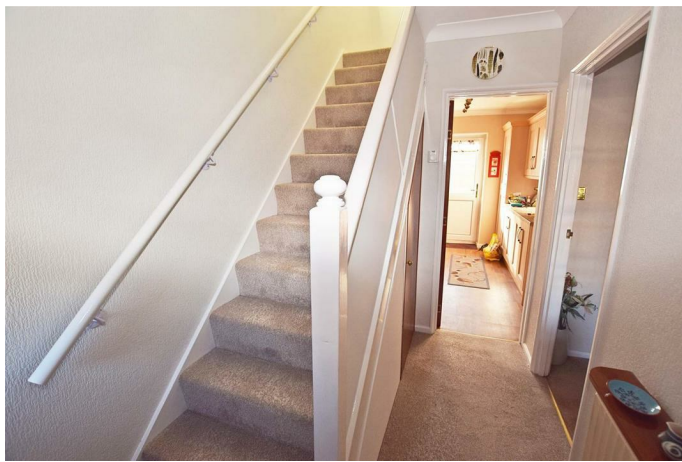
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186 Hempstead Road

• Hempstead

Price: £375,000



186, Hempstead Road, , ME7 3QG  
£375,000

- OFFERS IN EXCESS OF £375,000
- HOUSE
- SEMI-DETACHED
- THREE BEDROOMS
- LOUNGE
- DINING ROOM
- GARAGE
- REAR GARDEN APPROX 145x20ft - WITH POTENTIAL FOR A WORKSHOP/SUMMER HOUSE
- MEDWAY COUNCIL D
- EPC to be confirmed

Nestled on the desirable Hempstead Road in Hempstead.

This SEMI-DETACHED HOUSE presents an excellent opportunity for families and individuals alike.

The house has THREE bedrooms and the property offers ample space for comfortable living. The inviting lounge provides a perfect setting for relaxation, while the separate dining room is ideal for entertaining guests or enjoying family meals.

The house features a well-maintained bathroom, ensuring convenience for all residents. A notable highlight of this property is the generous rear garden, measuring approximately 100ft long by 40ft wide, which offers a wonderful outdoor space for gardening, play, or simply unwinding in the fresh air. Additionally, the property includes a GARAGE, providing secure storage or parking options.

With its prime location on Hempstead Road, residents will benefit from easy access to local amenities, schools, and transport links, making it an ideal choice for those seeking a blend of comfort and convenience. This semi-detached house is a fantastic opportunity to create a warm and welcoming home in a sought-after area.

The property has potential to extend subject to planning permission.

Medway Council tax band D  
EPC - to be confirmed

#### GROUND FLOOR

**ENTRANCE HALL**  
10'2" x 5'6" (3.1 x 1.7)

**LOUNGE**  
11'5" x 11'5" (3.5 x 3.5)

**DINING ROOM**  
10'9" x 8'10" (3.3 x 2.7)

**KITCHEN**  
11'9" x 7'10" (3.6 x 2.4)

#### LANDING

**BEDROOM 1**  
11'9" x 9'2" (3.6 x 2.8)

**BEDROOM 2**  
10'9" x 9'2" (3.3 x 2.8)

**BEDROOM 3**  
8'6" x 7'2" (2.6 x 2.2)

**BATHROOM**  
7'2" x 5'2" (2.2 x 1.6)

#### GARAGE

#### GARDENS

FRONT - Shared driveway providing access to garage. Size approx 35ft x 20ft.

REAR - Approx 145ft x 20ft. Two sheds.

#### AML Charges

Should a purchaser(s) have an offer accepted on a property marketed by Harrison's 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.

#### Important Notice

Harrison's Reeve, their clients and any joint agents give notice that:

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 Harrison's Reeve have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise

#### NB

HARRISON'S REEVE recommend a panel of solicitors, including V E White And Co, Burtons Solicitors, Hawkrige 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. Harrison's Reeve may also receive a referral fee for recommending other services such as surveys and removal companies.



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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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

GROUND FLOOR  
366 sq.ft. (34.0 sq.m.) approx.

1ST FLOOR  
368 sq.ft. (34.2 sq.m.) approx.



TOTAL FLOOR AREA : 734 sq.ft. (68.2 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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