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REEVE



52 Pine Grove

Hempstead • Gillingham

Price: £500,000



52, Pine Grove, Hempstead, ME7 3QP  
£500,000

- FOUR BEDROOM DETACHED HOME
- DRIVEWAY
- GARAGE
- DOWNSTAIRS WC
- EN SUITE TO MASTER BEDROOM
- FAMILY ROOM
- WELL MAINTAINED THROUGHOUT
- CLOSE TO HEMPSTEAD VALLEY SHOPPING CENTER
- CTAX BAND: E
- EPC RATING: D

Nestled in the charming area of Pine Grove in Hempstead, this delightful detached house offers a perfect blend of comfort and space for family living. With four generously sized bedrooms, including a master suite complete with an en suite bathroom, this property is designed to cater to the needs of modern families.

The home boasts three inviting reception rooms, providing ample space for relaxation and entertainment. Whether you prefer a cosy family room for movie nights or a more formal setting for hosting guests, this house has it all. The downstairs WC adds convenience for both residents and visitors alike.

The well-appointed kitchen flows seamlessly into the dining area, making it an ideal space for family meals and gatherings. The property also features a driveway and a garage, ensuring that parking is never a concern.

Outside, the garden offers a tranquil retreat, perfect for enjoying sunny afternoons or hosting barbecues with friends and family. The location in Hempstead is highly sought after, providing easy access to local amenities, schools, and transport links.

This detached house in Pine Grove is not just a home; it is a lifestyle choice, offering comfort, space, and a welcoming community. Do not miss the opportunity to make this wonderful property your own.

EPC Rating: D

**Entrance Hall**  
6'10" x 14'0" (2.10m x 4.27m)

**Kitchen**  
8'9" x 11'10" (2.68m x 3.61m)

**Lounge**  
13'2" x 14'11" (4.02m x 4.55m)

**Dining Room**  
11'1" x 12'2" (3.40m x 3.73m)

**Family Room**  
10'9" x 10'10" (3.29m x 3.31m)

**Downstairs WC**  
3'9" x 4'0" (1.15m x 1.22m)

**Landing**  
2'10" x 9'3" (0.87m x 2.84m)

**Bedroom 1**  
10'8" x 17'9" (3.27m x 5.42m)

**En Suite**  
10'7" x 7'1" (3.24m x 2.17m)

**Bedroom 2**  
10'8" x 13'6" (3.26m x 4.14m)

**Bedroom 3**  
9'4" x 10'10" (2.85m x 3.31m)

**Bedroom 4**  
9'4" x 7'1" (2.85m x 2.18m)

**Bathroom**  
6'1" x 6'1" (1.87m x 1.86m)

**Garden**

**Driveway**

**Garage**

#### Important Notice

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

#### NB

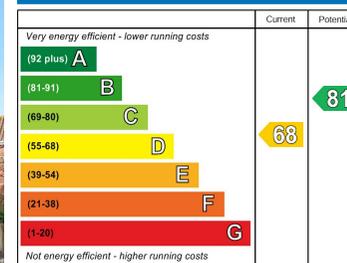
HARRISONS REEVE recommend a panel of solicitors, including V E White And Co, Burtons Solicitors, Hawkrigde and Company and Ives and Co as well as the services of Henchurch Lane Financial Services, for which we may receive a referral fee of £150 plus VAT per transaction. Harrisons Reeve may also receive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

#### 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.

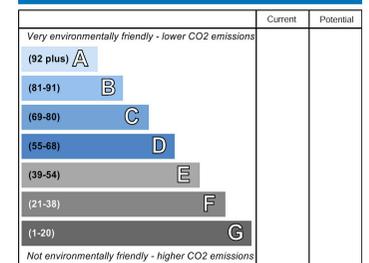


**Energy Efficiency Rating**



England & Wales EU Directive 2002/91/EC

**Environmental Impact (CO<sub>2</sub>) Rating**



England & Wales EU Directive 2002/91/EC

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GROUND FLOOR  
652 sq.ft. (60.5 sq.m.) approx.

1ST FLOOR  
657 sq.ft. (61.1 sq.m.) approx.



TOTAL FLOOR AREA : 1309 sq.ft. (121.6 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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