01634 379 799

www.harrisonsreeve.com

15 Lambsfrith Grove

• Hempstead

Price: £575,000

15, Lambsfrith Grove, , ME7 3RU
£575,000

- 4 BEDROOM DETACHED FAMILY RESIDENCE IN SOUGHT AFTER HEMPSTEAD LOCATION
- INTEGRAL GARAGE AND DRIVEWAY TO FRONT
- LOUNGE/DINING ROOM, KITCHEN/BREAKFAST ROOM, LARGE HALLWAY, WC AND UTILITY ROOM TO GROUND FLOOR
- 2 DOUBLE BEDROOMS, BEDROOM 1 WITH EN-SUITE WC AND 2 FURTHER SINGLE BEDROOMS
- LARGE FAMILY BATHROOM WITH 4 PIECE SUITE
- APPROX. 1,373 ST FT (INCLUDING GARAGE)
- POTENTIAL TO EXTEND SUBJECT TO NECESSARY CONSENTS GRANTED
- EPC RATING AWAITED "C"; MEDWAY COUNCIL TAX BAND "F"
- NO ONWARD CHAIN!!

Nestled in the charming area of Lambsfrith Grove, Hempstead, this delightful detached house presents an excellent opportunity for those seeking a modern home in a tranquil setting. Built in 1999, this property boasts contemporary design and functionality, making it an ideal choice for families or individuals looking for a comfortable living space.

The house is situated in a peaceful neighbourhood, offering a sense of community while still being conveniently close to local amenities such as Hempstead Valley Shopping Centre. Residents will appreciate the nearby schools, parks, and shops, ensuring that daily needs are easily met. The property's location also provides excellent transport links, making it easy to commute to nearby towns and cities.

With its modern construction, this home is designed to meet the demands of contemporary living. The spacious layout allows for a variety of living arrangements, providing ample room for relaxation and entertainment. The detached nature of the property ensures privacy and a sense of independence, making it a perfect retreat after a long day.

This property is a blank canvas, ready for you to make it your own. Whether you are looking to create a family home or a stylish abode, this house offers the potential to fulfil your vision. Do not miss the chance to own a piece of modern living in the heart of Hempstead.

Entrance Hall
16'11" x 6'7" (5.16m x 2.03m)

Lounge/Diner
19'10" x 12'9" (6.06m x 3.89m)

Kitchen/Breakfast Room
15'5" x 8'7" (4.71m x 2.64m)

Utility Room

Downstairs WC

Landing

Bedroom 1
14'2" inc door recess x 11'5" (4.34m inc door recess x 3.49m)

En-Suite WC

Bedroom 2
12'10" max x 10'10" (3.93m max x 3.32m)

Bedroom 3
8'8" x 8'8" (2.66m x 2.66m)

Bedroom 4
8'9" x 8'7" (2.67m x 2.64m)

Family Bathroom
10'9" x 5'8" (3.28m x 1.75m)

Integral Garage

Exterior

Rear Garden
Approx. 40' x 40' mainly laid to lawn and a paved patio area.

Frontage
Driveway providing off road parking for 2 cars.

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.

Important Notice
Harrisons Reeve, their clients and any joint agents give notice that:

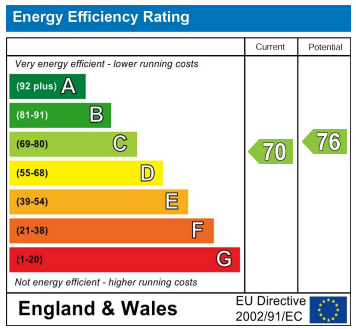
1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs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

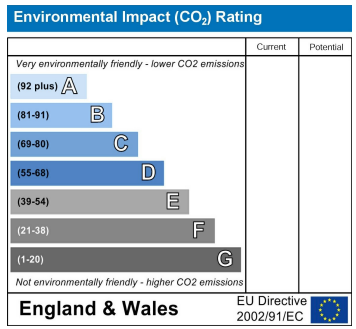
1.1 Property photographs, videos, floor plans and other marketing materials may be digitally enhanced or edited to improve overall presentation , including adjustments to brightness, colour, contrast, sky replacement, image sharpening, decluttering and other cosmetic enhancements. Any such enhancements are intended solely to improve visual quality and marketing appeal and are not intended to misrepresent the property's size, condition, features or boundaries. Prospective buyers should satisfy themselves as to the accuracy of all information through inspection verification.

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.





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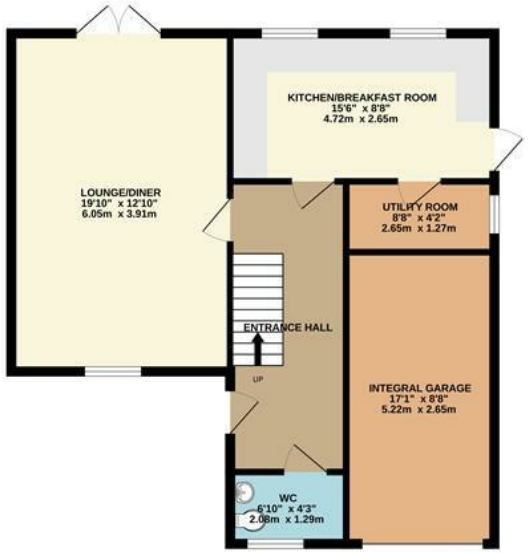
GROUND FLOOR
719 sq.ft. (66.8 sq.m.) approx.



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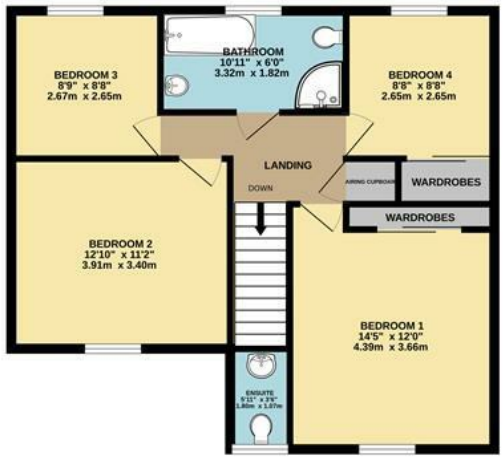
1ST FLOOR
654 sq.ft. (60.7 sq.m.) approx.



TOTAL FLOOR AREA : 1373 sq.ft. (127.5 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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