



11 Hickory Dell

• Hempstead

Price: Offers In Excess Of £300,000



11, Hickory Dell, , ME7 3SL
Offers In Excess Of £300,000

- 2 BEDROOM SEMI DETACHED HOUSE
- POPULAR HEMPSTEAD LOCATION
- DRIVEWAY FOR NUMEROUS CARS
- NO ONWARD CHAIN
- EPC RATING AWAITED
- COUNCIL TAX BAND "C" / MEDWAY COUNCIL
- FURTHER POTENTIAL (SUBJECT TO PLANING CONSENTS)
- FANTASTIC FIRST TIME PURCHASE

* A FANTASTIC OPPORTUNITY TO PURCHASE IN HEMPSTEAD AWAITS*

Harrisons Residential are delighted in bringing to the market this 2 BEDROOM SEMI DETACHED house located on a generous plot in HICKORY DELL, HEMPSTEAD.

Benefitting from NO ONWARD CHAIN, and in our opinion offering further scope and potential (subject to any necessary consents), the property also features a driveway for numerous cars, tiered rear garden of approx 30' in depth, and fantastic proximity to Hempstead Junior and Infant Schools, Hempstead Valley Shopping Centre, Hempstead Park and main road and motorway connections.

Accommodation comprises porch, lounge/dining room, kitchen and conservatory, with 2 double bedrooms and re-fitted shower room.

To make you enquiry and book your viewing call us today!

EPC Rating awaited.

Porch

UPVc entrance door, frosted double glazed window to front, hardwood door to

Lounge/Diner

17'5" x 12'11" (5.33m x 3.95m)
Double glazed window to front, stair case to first floor.

Kitchen

12'11" x 8'11" (3.95m x 2.72m)
Double glazed window to rear, radiator. Double glazed door to rear. Fitted kitchen featuring base and eye level units with work surfaces. Cupboard housing "Baxi" boiler. Inset sink unit with side drainer and mixer tap. Space and plumbing for washing machine. Space for fridge/freezer. Built in electric oven and hob.

Conservatory

Metal construction. Sliding doors to rear garden.

Landing

Access to loft space.

Bedroom 1

12'11" inc wardrobes x 8'10" (3.95m inc wardrobes x 2.71m)
Double glazed window to front, radiator, built in wardrobes.

Bedroom 2

12'11" x 8'11" (3.95m x 2.74m)
Double glazed window to rear, radiator. Built in airing cupboard housing hot water cylinder.

Shower Room

8'5" x 4'8" (2.58m x 1.44m)
Frosted double glazed window to side. White suite comprising shower cubicle, low level WC and vanity unit with inset sink unit. Radiator.

Exterior

Frontage

Driveway providing off road parking for numerous cars. Lawn area with established plants and shrubs.

Rear Garden

Approx. 30' in depth of a tiered nature. Established garden with plants and shrubs. Paved patio area. Side pedestrian access. Fenced to boundaries.

Important Notice

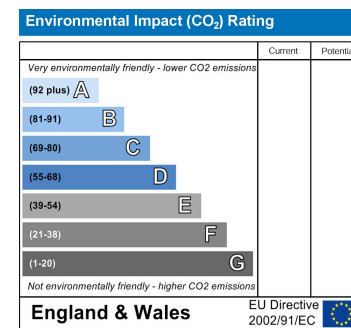
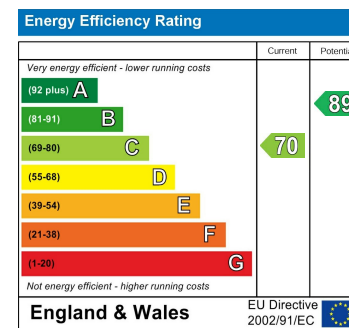
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2. It should not be assumed that the property has all necessary planning, building regulations or other consents and Harrisons Residential have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise

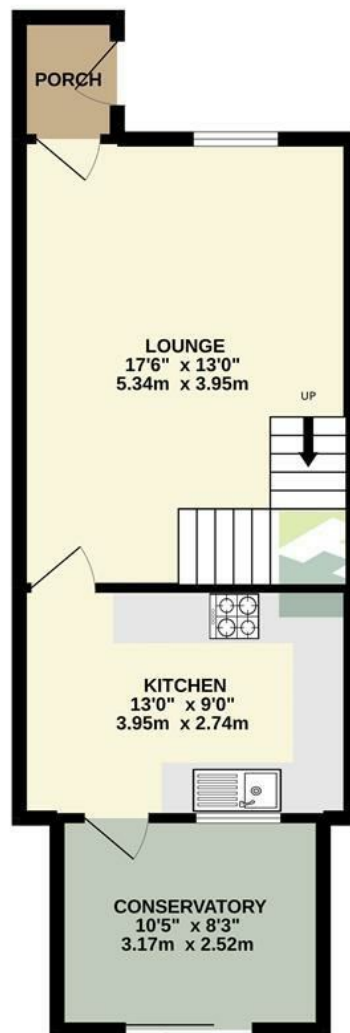
NB

HARRISONS RESIDENTIAL recommend a panel of solicitors, including V E White And Co, Burtens Solicitors, Hawkridge and Company and Apex Law as well as the services of Henchurch Lane Financial Services, for which we may receive a referral fee of £150 plus VAT per transaction.

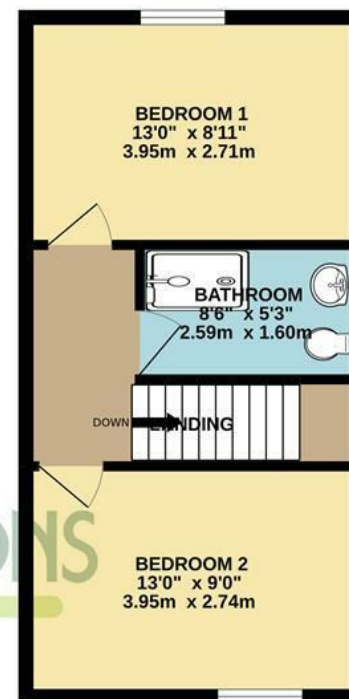


Harrisons Residential
 35 High Street, Rainham, Gillingham, Kent, ME8 7HS
medway@harrisonsresidential.com (01634) 379799

GROUND FLOOR
448 sq.ft. (41.6 sq.m.) approx.



1ST FLOOR
344 sq.ft. (31.9 sq.m.) approx.



TOTAL FLOOR AREA : 792 sq.ft. (73.6 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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