



44 Barncroft Drive

Hempstead • Hempstead

Price: Offers In Excess Of £425,000



44, Barncroft Drive, Hempstead, ME7 3TJ
Offers In Excess Of £425,000

- OFFERS IN EXCESS OF £450,000
- LINK DETACHED
- EXTENDED
- DINING ROOM
- STUDY
- EN-SUITE SHOWER ROOM
- DOWNSTAIRS WC
- QUIET HEMPSTEAD LOCATION
- EPC RATING "C"
- MEDWAY COUNCIL TAX BAND "D"

Harrisons Reeve are pleased to be marketing this THREE bedroom LINK DETACHED house built in the quiet spot of Barncroft Drive in Hempstead.

The property has THREE parking spaces and has been extended by the current owners.

The accommodation comprises of porch, WC, lounge, kitchen, dining room and study. The first floor has THREE bedrooms, en-suite room and bathroom.

The property is in a central location being near to schools, motorway links and Hempstead valley shopping centre.

Medway Council tax band D
EPC rating C

GROUND FLOOR

PORCH
5'10" x 2'3" (1.8 x 0.7)
With door leading into the lounge.



WC
5'2" x 2'11" (1.6 x 0.9)
With low level WC, sink with tiles above, frosted double glazed window to the side and a radiator.

KITCHEN
13'9" x 7'2" (4.2 x 2.2)
With base and eye level units, with space for fridge/freezer, integral electric cooker with gas hob and extractor fan above. There is a stainless steel sink, integrated dishwasher with double glazed window above and there is a radiator.

LOUNGE
13'5" x 11'1" (4.1 x 3.4)
With wall mounted electric fire, radiator and under stairs storage cupboard.

DINING ROOM
19'0" x 7'10" (5.8 x 2.4)
With bi-fold doors to the rear garden and there is a radiator.

STUDY
10'2" x 5'2" (3.1 x 1.6)
With a radiator.

GARAGE/STORAGE
7'10" x 6'2" (2.4 x 1.9)

FIRST FLOOR

LANDING
8'2" x 6'2" (2.5 x 1.9)
With a radiator, double window to the side and access to the loft.

BEDROOM 1
14'5" x 8'2" (4.4 x 2.5)
With double glazed window and radiator.



EN-SUITE
5'10" x 5'2" (1.8 x 1.6)
With walk in shower cubicle, low level WC, inset sink with vanity unit, heated towel rail and frosted double glazed window.

BEDROOM 2
10'9" x 7'10" (3.3 x 2.4)
With built in wardrobe, radiator and double glazed window.

BEDROOM 3
7'10" x 6'6" (2.4 x 2.0)
With double glazed window and radiator.

BATHROOM
5'2" x 5'2" (1.6 x 1.6)
White suite comprising of bath, low level WC, sink with vanity unit, radiator and frosted double glazed window to the side.

GARDENS
FRONT - Block paved with THREE parking spaces.

REAR - With paved area and the rest is faux grass.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		69	83
England & Wales		EU Directive 2002/91/EC	

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

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GROUND FLOOR
576 sq.ft. (53.5 sq.m.) approx.

1ST FLOOR
344 sq.ft. (32.0 sq.m.) approx.



TOTAL FLOOR AREA : 920 sq.ft. (85.5 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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