







202, Hempstead Road, Hempstead, ME7 3QG Asking Price £475,000

- 4/5 BEDROOM DETACHED HOME
- POTENTIAL TO EXTEND SUBJECT TO PLANNING
- DRIVEWAY & GARAGE
- CONSERVATORY
- SHOWER & BATHROOM
- · DOWNSTAIRS WC
- SOUGHT AFTER LOCATION
- APPROX 120FT REAR GARDEN
- · CTAX BAND: E
- · EPC RATING: E

Outstanding detached home located in the highly sought after area of Hempstead. Occupying a generous plot with great potential for extension to create a superb family home, subject to planning permission.

The house already offers generous accommodation and benefits from a driveway & garage, downstairs bathroom and separate WC, conservatory and an approximately 120ft rear garden.

EPC Rating: E

Porch

4'0" x 3'5" (1.22m x 1.066m)

Entranace Hall

4'10" x 9'11" (1.48m x 3.03m)

Lounge

14'2" x 10'11" (4.32m x 3.34m) Wood burner. Open to Dining Room.

Dining Room

10'11" x 9'11" (3.34m x 3.04m)

Reception Room

12'3" x 9'5" (3.74m x 2.89m)

Study/Bedroom 5

6'9" x 8'11" (2.06m x 2.74m)

Downstairs WC

4'4" x 2'8" (1.33m x 0.83m)

Kitchen

10'9" x 14'2" (3.30m x 4.34m)

Conservatory

13'3" x 13'0" (4.04m x 3.98m)

Bathroom

7'8" x 6'8" (2.34m x 2.05m)

Master Bedroom

12'4" x 11'9" (3.78m x 3.60)

Bedroom 2

10'11" x 9'10" (3.33m x 3.00m)

Bedroom 3

10'11" x 8'7" (3.34m x 2.62m)

Bedroom 4

7'10" x 9'10" (2.39m x 3.00m)

Shower Room

7'10" x 6'11" (2.41m x 2.11m)

Garage

10'0" x 23'10" (3.05m x 7.27m)

Garden

Approx 120FT

Driveway

Space for 3 cars.

Important Notice

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- 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.
- 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

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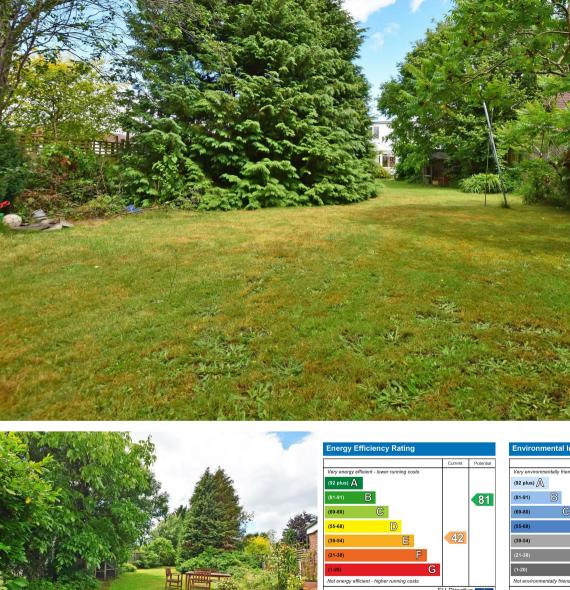
HARRISONS RESIDENTIAL recommend a panel of solicitors, including V E White And Co, Burtons Solicitors, Hawkridge and Company and Apex Law as well as the services of Henchurch Lane Financial Services, for which we may receive a referral fee of £150 plus VAT per transaction.



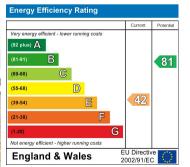


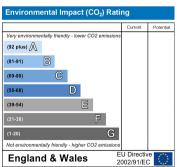












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TOTAL FLOOR AREA: 1734 sq.ft. (161.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the Boorplan contained here, measurements of doors, windows, rooms and any other terms are approximate and no respectibility is taken for any error, 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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