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202 Hempstead Road
Hempstead • Hempstead
Price: £475,000



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)

Entrance 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
Harrisons Residential, 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.

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, 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.



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			
		42	81
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
1103 sq.ft. (102.5 sq.m.) approx.

1ST FLOOR
631 sq.ft. (58.6 sq.m.) approx.



TOTAL FLOOR AREA: 1734 sq.ft. (161.1 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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