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 **HARRISONS
REEVE**

23 Glenwood Close

• Hempstead

Price: £575,000



23, Glenwood Close, , ME7 3RP
£575,000

- FOUR BEDROOM DETACHED HOME
- DRIVEWAY & GARAGE
- FITTED SOLAR PANELS
- DOWNSTAIRS WC
- STUDY
- GENEROUS SIZE REAR GARDEN
- BEAUTIFUL VIEWS OF DARLAND BANKS
- CONSERVATORY
- CTAX BAND: E
- EPC RATING: C

Nestled in the tranquil Glenwood Close in Hempstead this splendid detached house offers a perfect blend of comfort and modern living. With four spacious bedrooms, this property is ideal for families seeking a welcoming home. The layout includes two inviting reception rooms, providing ample space for relaxation and entertaining guests.

The house features a well-appointed bathroom and a convenient downstairs WC, ensuring practicality for everyday living. A dedicated study offers a quiet space for work or study, catering to the needs of those who require a productive environment at home.

One of the standout features of this property is the delightful conservatory, which invites natural light and provides a serene space to enjoy the garden views throughout the year. The outdoor area is complemented by a driveway, offering off-road parking for your convenience.

Additionally, the presence of solar panels reflects a commitment to sustainability, helping to reduce energy costs while being environmentally friendly. This home is not just a place to live; it is a lifestyle choice that combines comfort, functionality, and eco-conscious living.

In summary, this detached house on Glenwood Close is a rare find, offering generous living space, modern amenities, and a peaceful setting. It is an excellent opportunity for those looking to settle in a family-friendly neighbourhood. Do not miss the chance to make this charming property your new home.

EPC Rating: C

Entrance Hall

Study
7'5" x 8'9" (2.28m x 2.69m)

Lounge
11'5" x 20'0" (3.48m x 6.10m)

Kitchen/Diner
22'8" x 8'2" (6.92m x 2.50m)

Conservatory
9'2" x 11'2" (2.81m x 3.41m)

Downstairs WC
3'6" x 5'10" (1.09m x 1.80m)

Landing
17'5" x 6'4" (widest points) (5.31m x 1.94m (widest points))

Bedroom 1
10'7" x 11'6" (3.23m x 3.51m)

Bedroom 2
11'8" x 8'3" (3.56m x 2.53m)

Bedroom 3
9'1" x 8'3" (2.77m x 2.53m)

Bedroom 4
6'11" x 8'3" (2.12m x 2.53m)

Bathroom
8'0" x 8'2" (widest points) (2.46m x 2.50m (widest points))

Garage
8'3" x 14'8" (2.53m x 4.49m)

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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 and the photographs may have been enhanced using photo editing software.

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AML Charges

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NB

HARRISONS REEVE recommend a panel of solicitors, including V E White And Co, Burtons Solicitors, Hawkrigde 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.



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		
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
815 sq.ft. (75.8 sq.m.) approx.

1ST FLOOR
505 sq.ft. (46.9 sq.m.) approx.



TOTAL FLOOR AREA: 1320 sq.ft. (122.7 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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