

01634 379 799

www.harrisonsreeve.com

 HARRISONS  
REEVE

2 Black Rock Gardens

Hempstead • Gillingham

Price: Asking Price £475,000



2, Black Rock Gardens, Hempstead, ME7 3TH  
Asking Price £475,000

- THREE BEDROOM DETACHED BUNGALOW
- DOUBLE GARAGE
- SEPARATE WC
- SPACIOUS ROOMS
- PRIVATE LOCATION
- BATH AND SHOWER
- MINUTES FROM HEMPSTEAD VALLEY & M2
- CHAIN FREE
- CTAX BAND: E
- EPC RATING: D

A superb detached bungalow nestled in the private Black Rock Gardens located just minutes from Hempstead Valley shopping centre and the M2 motorway.

This wonderful property offers generous size rooms throughout, separate WC, large double garage and driveway.

EPC Rating: D

**Entrance Hall**  
18'0" x 4'10" (5.49m x 1.49m)

**Kitchen**  
10'2" x 11'0" (3.10m x 3.37m)

**Bathroom**  
8'6" x 6'5" (2.61m x 1.96m)

**Lounge**  
16'10" x 13'11" (5.15m x 4.25m )

**Dining Area**  
8'7" x 9'8" (2.63m x 2.97m)

**WC**  
4'7" x 3'2" (1.42m x 0.98m)

**Master Bedroom**  
11'8" x 13'0" (3.57m x 3.98m)

**2nd Bedroom**  
11'8" x 12'0" (3.57m x 3.67m)

**3rd Bedroom**  
7'8" x 9'3" (2.36m x 2.82m)

**Double Garage**  
15'11" x 18'2" (4.86m x 5.54m)

**Garden**

### Important Notice

Harrisons Reeve, 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 Reeve have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise

### NB

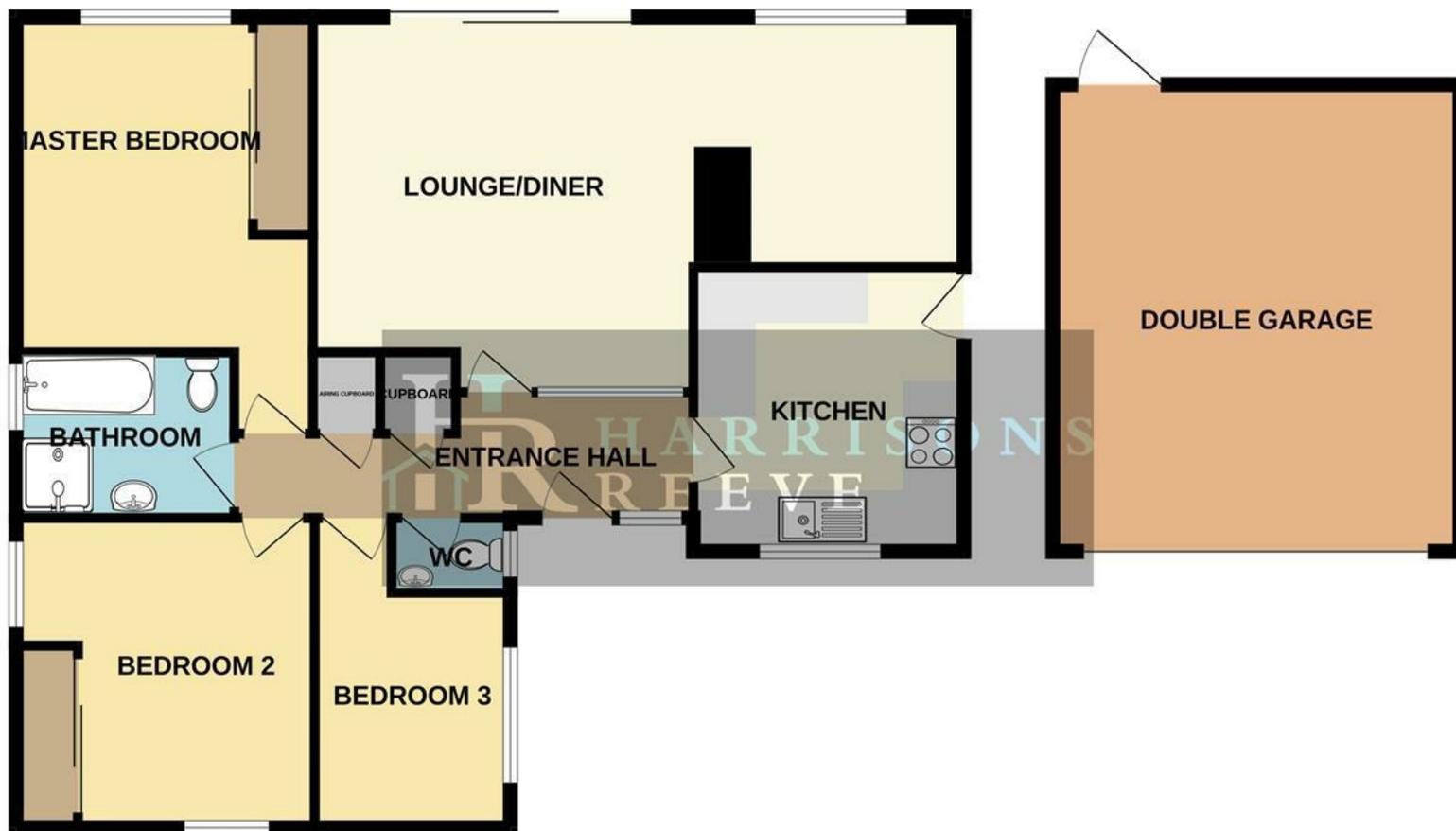
HARRISONS REEVE recommend a panel of solicitors, including V E White And Co, Burtons Solicitors, Hawkridge and Company and Apex Law as well as the services of Henchurch Lane Financial Services, for which we may receive a referral fee of £150 plus VAT per transaction.



| Energy Efficiency Rating                    |         | Environmental Impact (CO <sub>2</sub> ) Rating |   |
|---|---------|--|---|
|   | Current | Potential                                      |   |
| Very energy efficient - lower running costs |         |  | Very environmentally friendly - lower CO <sub>2</sub> emissions |
| (92 plus) <b>A</b>                          |         |  | (92 plus) <b>A</b>  |
| (81-91) <b>B</b>                            |         |  | (81-91) <b>B</b>  |
| (69-80) <b>C</b>                            |         |  | (69-80) <b>C</b>  |
| (55-68) <b>D</b>                            |         |  | (55-68) <b>D</b>  |
| (39-54) <b>E</b>                            |         |  | (39-54) <b>E</b>  |
| (21-38) <b>F</b>                            |         |  | (21-38) <b>F</b>  |
| (1-20) <b>G</b>                             |         |  | (1-20) <b>G</b>   |
| Not energy efficient - higher running costs |         |  | Not environmentally friendly - higher CO <sub>2</sub> emissions |
|   |         | 61   |   |
|   |         |  | 83  |
| England & Wales                             |         | England & Wales                                |   |
| EU Directive 2002/91/EC                     |         | EU Directive 2002/91/EC                        |   |

**Harrisons Reeve Harrisons Reeve Office**  
 35 High Street, Rainham, Gillingham, Kent, ME8 7HS  
 medway@harrisonsreeve.com (01634) 379799

GROUND FLOOR  
1251 sq.ft. (116.2 sq.m.) approx.



TOTAL FLOOR AREA : 1251 sq.ft. (116.2 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.  
Made with Metropix ©2023