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www.harrisonsreeve.com



4 Gilbert Close

• Hempstead

Price: £425,000





4, Gilbert Close, ME7 3QQ  
£425,000

- 3 BEDROOM EXTENDED SEMI DETACHED HOUSE
- GARAGE AND DRIVEWAY FOR 3 CARS
- IDEALLY LOCATED FOR THE "CO-OP", PUBLIC HOUSE, SCHOOLS & LOCAL AMENITIES
- POPULAR HEMPSTEAD LOCATION, IN CUL-DE-SAC POSITION
- PRESENTED FOR SALE IN FANTASTIC ORDER
- MEDWAY COUNCIL TAX BAND "D"; EPC RATING "C"
- REAR GARDEN OF APPROX. 50 IN DEPTH
- A MUST VIEW!!
- APPROX. 1,109 SQ FT

Nestled in the desirable area of Gilbert Close, Hempstead, this charming semi-detached house offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families seeking a welcoming home. The two spacious reception rooms provide ample space for relaxation and entertaining, making it easy to host gatherings with friends and family.

The house boasts two modern bathrooms, ensuring that morning routines run smoothly for everyone. For those with vehicles, the property includes parking for up to three cars, a valuable feature in this bustling area.

Location is key, and this home does not disappoint. It is situated close to Hempstead Infant School, making it an excellent choice for families with young children. Additionally, the Hempstead Valley Shopping Centre and Hempstead Park are just a short distance away, offering a variety of shopping and leisure options. The property also benefits from good access to main roads and motorway connections, making commuting a breeze.

This semi-detached house on Gilbert Close is a wonderful opportunity for anyone looking to settle in a vibrant community with excellent amenities nearby. Don't miss the chance to make this delightful property your new home.

#### Porch

Composite entrance door, frosted double glazed window to side, double glazed sliding door to:

#### Entrance Hall

Stair case to first floor, radiator, under stairs storage cupboard.

#### Lounge

14'4" x 11'11" (4.37m x 3.64m)

Double glazed bay window to front, radiator, opening to:

#### Dining Room

10'0" x 8'3" (3.07m x 2.53m)

Radiator, double glazed bi-folding doors to conservatory.

#### Kitchen

11'2" x 10'0" (3.42m x 3.05m)

Double glazed window to rear. Fitted kitchen comprising base and eye level units with work surfaces over. Built in electric double oven, induction hob with extractor fan over. Integrated slimline dishwasher. Space and plumbing for washing machine. Chrome heated towel rail.

#### Utility Room

8'7" x 7'10" (2.62m x 2.39m)

Double glazed door to rear garden. Space and plumbing for washing machine and tumble dryer. Radiator.

#### Shower Room

Suite comprising shower cubicle, low level WC and vanity unit with sink unit. Chrome heated towel rail.

#### Conservatory

14'2" x 9'8" (4.33m x 2.96m)

Double glazed French doors to rear garden. Double glazed windows to rear and side.

#### Landing

Access to loft space. Frosted double glazed window to side.





### Bedroom 1

12'0" x 10'8" (3.66m x 3.27m)  
Double glazed window to front, radiator, fitted wardrobes.

### Bedroom 2

12'1" x 10'7" (3.70m x 3.24m)  
Double glazed window to rear, radiator.

### Bedroom 3

8'3" x 7'8" (2.53m x 2.35m)  
Double glazed windows to front and side, radiator.

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

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

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### Bathroom

Frosted double glazed window to rear. White suite featuring panelled bath with "Aqualisa" power shower over, low level WC and vanity unit with inset sink unit. Built in airing cupboard housing boiler and hot water cylinder.

### Exterior

#### Frontage

Block paved driveway providing off road parking for 3 cars.

#### Rear Garden

Approx. 50'; in depth, mainly laid to lawn. Fenced to boundaries. Shed. Paved patio area.

#### Garage

Currently used as storage. Metal up and over door.

### 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.

### Member agent

The agent is a member of The Property Ombudsman Limited, which is a redress scheme, and Propertymark, which is a client money protection scheme.

### 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

### AML Charges

Should a purchaser(s) have an offer accepted on a property marketed by Harrisons Reeve, the purchaser(s) will need to undertake an identification check. This is carried out in order to meet our obligation under the Anti Money Laundering Regulations (AML) and is a legal requirement.

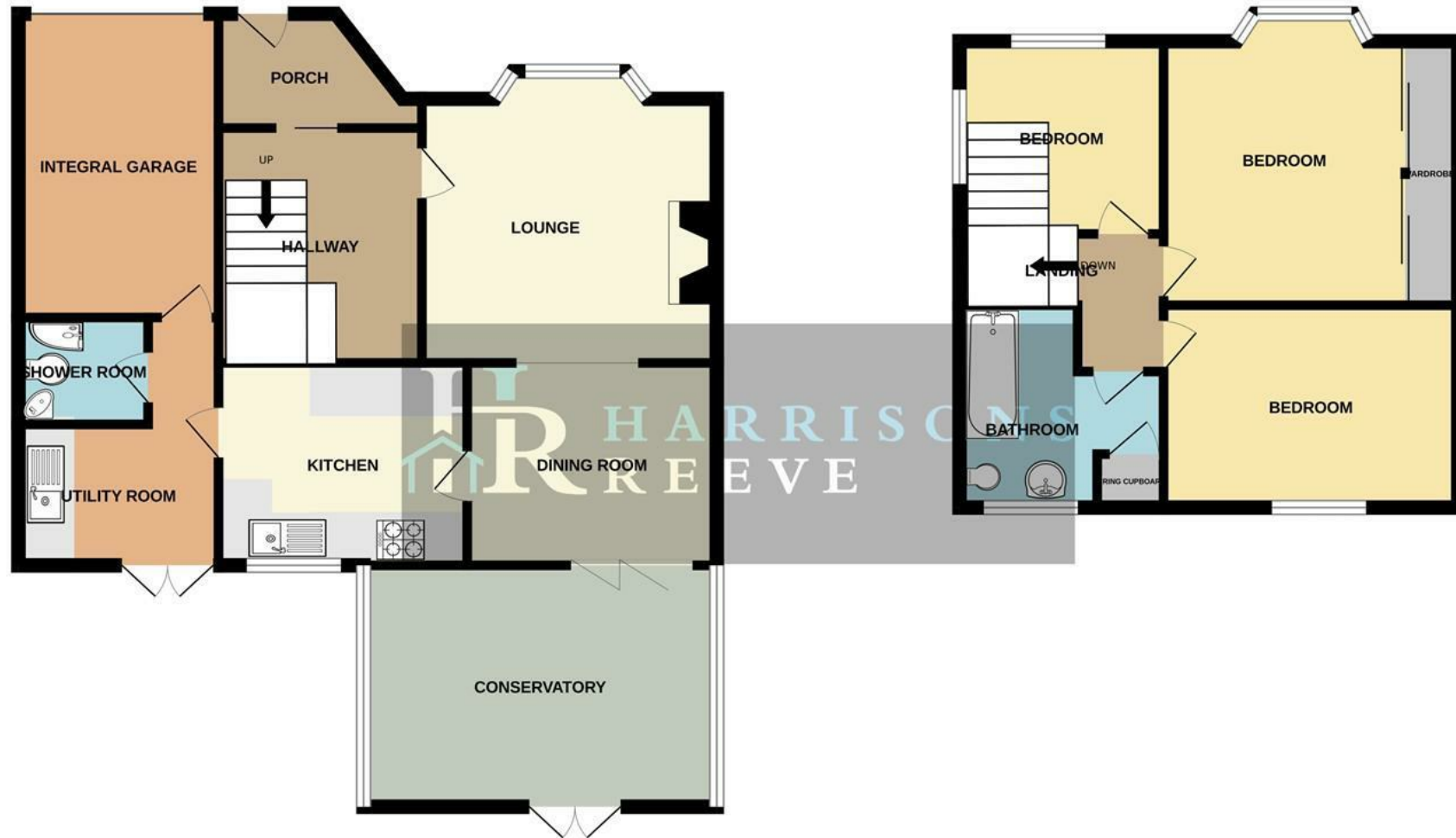
Whilst we do request and check ID documents, we also use a third-party service to verify your identity. The cost of these checks is £15 inc VAT per purchaser, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable under any circumstances.





GROUND FLOOR  
722 sq.ft. (67.1 sq.m.) approx.

1ST FLOOR  
387 sq.ft. (36.0 sq.m.) approx.



TOTAL FLOOR AREA : 1109 sq.ft. (103.1 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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