

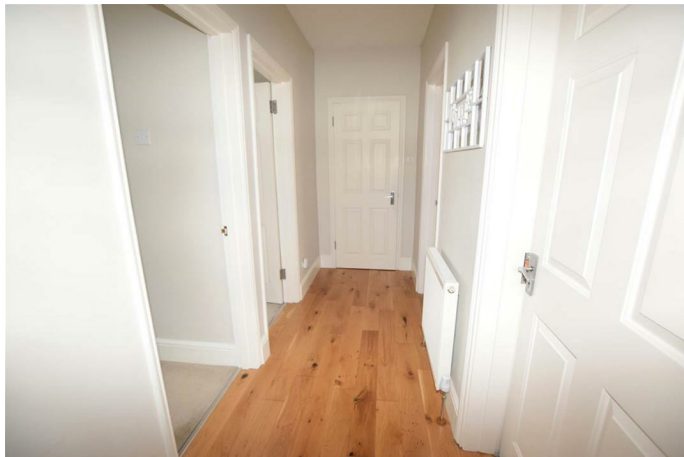


7 Harrow Road

Hempstead • Gillingham

Price: Offers In Excess Of £470,000





## 7, Harrow Road, Hempstead, ME7 3QA

### Offers In Excess Of £470,000

- OFFERS IN EXCESS OF £470,000
- SEMI-DETACHED
- CHALET BUNGALOW
- FOUR BEDROOMS
- LOUNGE/DINER
- SUN ROOM
- BATHROOM & SHOWER ROOM
- CLOSE TO MOTORWAY LINKS
- CTAX BAND: D MEDWAY COUNCIL
- EPC RATING C (71)

Looking for a chalet bungalow?

You might have found what you looking for - we are delighted to be marketing this FOUR bedroom SEMI-DETACHED chalet bungalow in the popular Harrow Road in Hempstead.

The accommodation comprises of entrance hall, lounge area, dining area, kitchen, sun room, bedroom 1, bedroom 2 and a bathroom. The first floor has two bedrooms and a shower room.

The property is situated seconds away from Hempstead Recreation space.

If you would like to book a viewing please call Harrisons on 01634379799 to book a slot for the open day taking place Saturday 21st May - we are open 7 days a week.

CTAX BAND: D MEDWAY COUNCIL

### GROUND FLOOR

#### ENTRANCE HALL

3'7" x 13'1" (1.1m x 4.0m)

With radiator and under stairs storage cupboard.

#### LOUNGE/DINER

25'7" x 9'4" (7.8m x 2.85m)

With two radiators, stairs leading to the first floor and bi-fold doors to the sun room.

#### KITCHEN

7'2" x 16'4" (2.2 x 5.0)

With base and eye level units, double glazed window to the side, integrated dishwasher. space and plumbing for washing machine/tumble dryer. The kitchen has the benefit of under floor heating.

#### SUN ROOM

6'2" x 16'8" (1.9 x 5.1)

With heated flooring, French doors leading to the rear garden and there are double glazed windows.

#### BEDROOM 1

10'5" x 13'1" (3.2 x 4.0)

With double glazed window and radiator.

#### BEDROOM 4

6'10" x 13'1" (2.1 x 4.0)

With double glazed window and radiator.

#### BATHROOM

7'2" x 7'6" (2.2 x 2.3)

White suite comprising of bath, WC and sink. There is a frosted double glazed window. There is a cupboard housing the wall mounted Baxi boiler.

#### FIRST FLOOR

#### BEDROOM 2

9'10" x 12'5" (3.0 x 3.8)

With double glazed window, radiator and built in wardrobes,

#### BEDROOM 3

12'5" x 18'0" (limited head height) (3.8 x 5.5 (limited head height))

With double glazed window and radiator.

#### SHOWER ROOM

5'6" x 6'6" (1.7 x 2.0)

With walk in shower, WC, sink and frosted double glazed window.

#### GARDENS

FRONT - Block paved with parking access for parking.

REAR - The rear garden has a patio area and then a laid to lawn area approx 110ft x 40ft.

#### IMPORTANT NOTICE

Harrisons Residential, their clients and any joint agents give notice that:

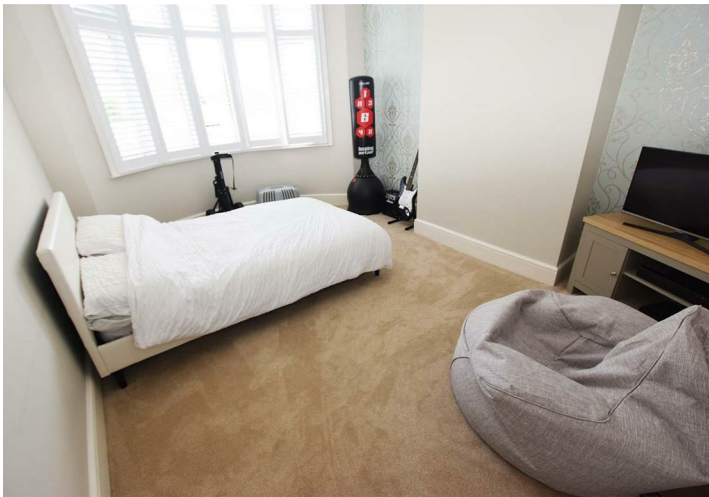
1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs 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		
England & Wales	EU Directive 2002/91/EC	82

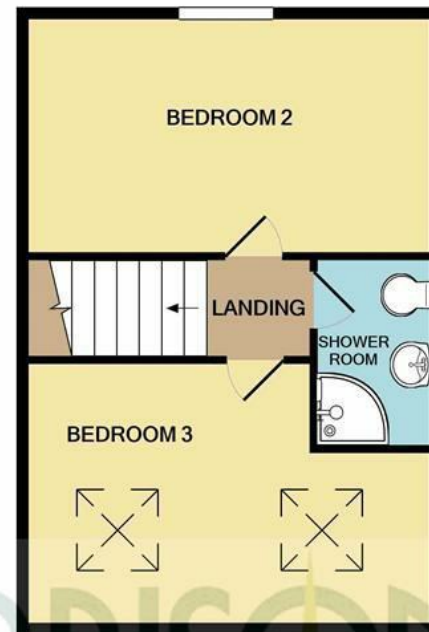
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales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

**Harrisons Residential Harrisons Residential Office**  
 35 High Street, Rainham, Gillingham, Kent, ME8 7HS  
[medway@harrisonsresidential.com](mailto:medway@harrisonsresidential.com) (01634) 379799





GROUND FLOOR  
APPROX. FLOOR  
AREA 817 SQ.FT.  
(75.9 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 417 SQ.FT.  
(38.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 1234 SQ.FT. (114.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 ©2022