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www.harrisonsreeve.com

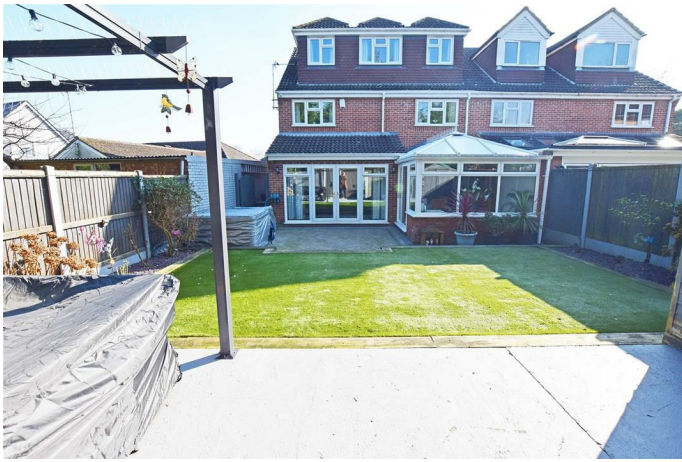
 HARRISONS
REEVE



130 Hempstead Road

• Hempstead

Price: Price Range £625,000



130, Hempstead Road, ME7 3RH

Price Range £625,000

- PRICE RANGE £625,000 TO £650,000
- 5/6/7 BEDROOM SEMI DETACHED FAMILY HOME IN POPULAR HEMPSTEAD LOCATION
- APPROX 2517 SQ FT OF LIVING ACCOMMODATION
- DRIVEWAY TO FRONT PROVIDING OFF ROAD PARKING FOR 3 CARS; EV CHARGING POINT
- NO ONWARD CHAIN
- EPC RATING "C"; MEDWAY COUNCIL TAX BAND "E"
- CLOSE TO LOCAL AMENITIES, TRANSPORT LINKS, SCHOOLS & HEMPSTEAD VALLEY SHOPPING CENTRE
- RECENTLY RE-FITTED KITCHEN, UTILITY ROOM AND BATHROOMS; REPLACEMENT WINDOWS
- EXTENDED ACCOMMODATION
- TIDY AND WELL MAINTAINED REAR GARDEN OF APPROX 40' IN DEPTH

PRICE RANGE £625,000 TO £650,000

Nestled along the highly sought-after Hempstead Road in Hempstead, this exceptional family home offers an outstanding combination of space, comfort, and versatility. Having recently benefitted from a replacement kitchen, utility room, bathroom and newly fitted windows, the vendor has spared no expense in updating and modernising this property.

Boasting an expansive and thoughtfully designed layout, the property features three spacious reception rooms, providing the perfect setting for both everyday family living and entertaining guests. Whether you're hosting formal occasions or enjoying quiet evenings at home, there is ample space to suit every lifestyle.

The accommodation comprises five/six/seven generously proportioned bedrooms, offering flexibility for growing families, multi-generational living, or the option to create a home office, gym, or playroom. Each room is filled with natural light, creating a bright, welcoming, and relaxing environment.

Complementing the living space are three well-appointed modern bathrooms, as well as a downstairs WC, designed to provide practicality and convenience for busy family life.

Ideally positioned in one of Hempstead's most desirable locations, the property benefits from excellent access to local amenities, highly regarded schools, parks, and transport links, offering the perfect balance of suburban tranquillity and everyday convenience.

Rarely does a home of this size and flexibility become available in such a prime location. Offering generous accommodation throughout and endless potential, this impressive residence presents a wonderful opportunity to secure a forever family home.

Early viewing is highly recommended.

Porch

Entrance Hall

20'3" x 6'3" (6.19m x 1.92m)

Reception Room

17'4" x 8'5" (5.30m x 2.57m)

Kitchen

13'10" x 10'2" red to 8'1" (4.24m x 3.12m red to 2.47m)

Lounge

17'8" x 13'11" (5.39m x 4.25m)

Dining Room

27'4" x 11'6" red to 9'10" (8.35m x 3.52m red to 3.00m)

WC

Utility Room

First Floor Landing

Bedroom 2

14'0" x 12'2" (4.27m x 3.72m)

En Suite

6'11" x 5'8" (2.12m x 1.75m)

Bedroom 3

11'0" to front of wardrobes x 10'11" (3.37m to front of wardrobes x 3.35m)

Bedroom 4

12'1" x 10'11" red to 8'11" (3.70m x 3.35m red to 2.74m)

Family Bathroom

9'10" x 5'9" (3.02m x 1.77m)



Bedroom 5
13'1" x 7'8" (4.01m x 2.34m)

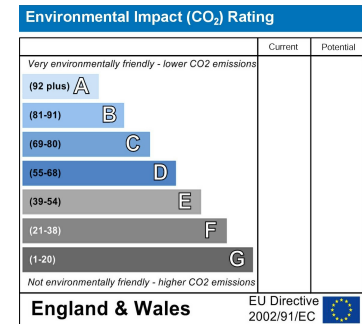
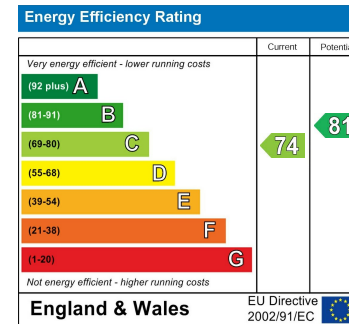
Second Floor Landing

Bedroom 1
21'3" x 9'1" (6.48m x 2.77m)

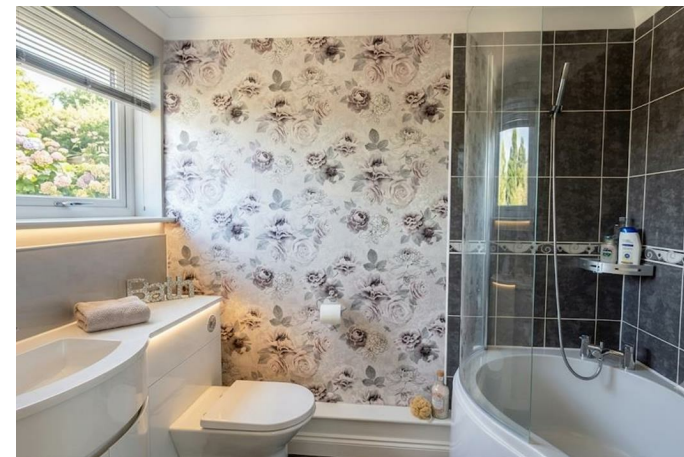
En-Suite bathroom
8'0" x 5'10" (2.46m x 1.78m)

Bedroom/Office
13'3" x 7'3" (4.06m x 2.21m)

Bedroom/Office
11'8" x 7'2" (3.56m x 2.19m)



Harrisons Reeve Harrisons Reeve Office
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Exterior

Rear Garden

Frontage

NB

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

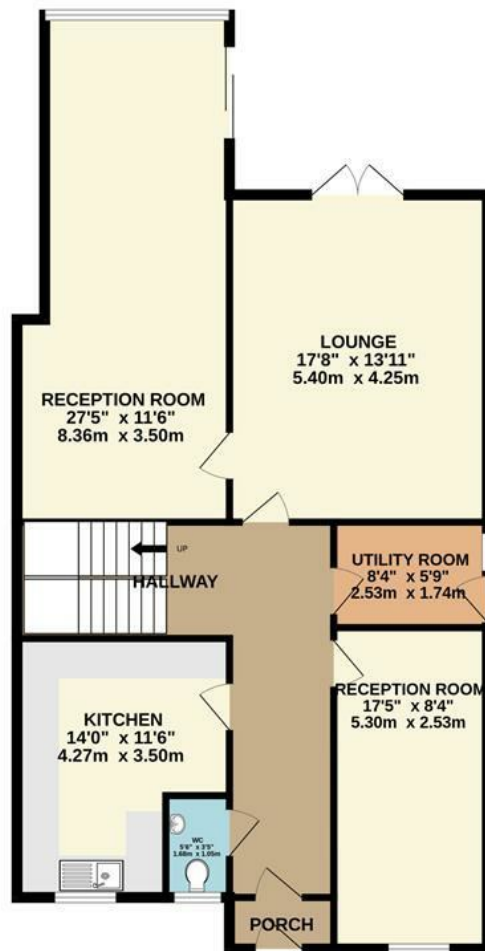
Should a purchaser(s) have an offer accepted on a property marketed by Harrisons Reeve, the purchaser(s) will need to undertake an identification check. This is carried out in order to meet our

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.



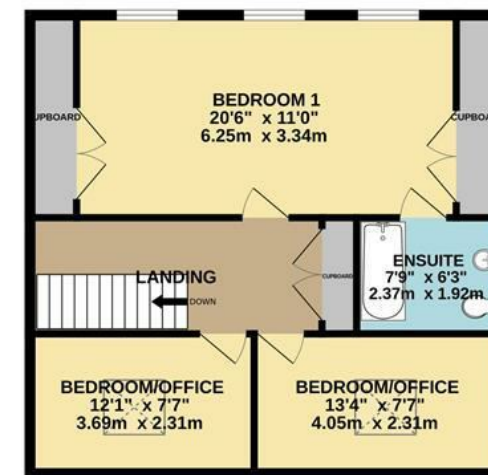
GROUND FLOOR
1092 sq.ft. (101.4 sq.m.) approx.



1ST FLOOR
794 sq.ft. (73.8 sq.m.) approx.



2ND FLOOR
631 sq.ft. (58.6 sq.m.) approx.



TOTAL FLOOR AREA : 2517 sq.ft. (233.8 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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