



133 Hempstead Road

Gillingham, Kent, ME7 3QE

GREENLEAF PROPERTY SERVICES are delighted to introduce this extended four bedroom semi-detached house to the market, in sought-after Hempstead, Gillingham. Available with NO ONWARD CHAIN and vacant possession, this bright and spacious family home benefits from ample off road parking to front and rear, a single AND double garage, great size lounge with a good size dining room extension to the rear, and a decked sun terrace leading to the private established rear garden with rear access into the garages. Further benefits include a useful bedroom four/office to the ground-floor, downstairs shower room/WC and upstairs bathroom/shower room. Whilst well cared for by the current residents for many years and ready to move into and enjoy, the opportunity exists to refresh and update this versatile and spacious property to the new owners wishes, we therefore recommend viewing at your earliest convenience to avoid disappointment.

The layout briefly comprises of; Hallway giving access to impressive lounge through to dining room, kitchen, bedroom four/office, rear lobby, and downstairs shower room/WC. Upstairs a spacious landing gives access to three bedrooms and a family bathroom.

Located close to highly regarded local schools, easy access to A2/M2 road links, stations to London within 2-3 miles, Hempstead Shopping Centre and nearby local Coop and amenities, interest is sure to be strong in this enviably located family home, we look forward to hearing from you soon.

Price Guide £450,000

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- SEMI-DETACHED HOUSE WITH SIDE AND REAR EXTENSIONS
- DOUBLE GARAGE AND SINGLE GARAGE TO REAR
- DINING ROOM EXTENSION
- CLOSE TO LOCAL AMENITIES
- FOUR BEDROOMS
- DOWNSTAIRS SHOWER ROOM/WC AND UPSTAIRS BATHROOM/SHOWER-ROOM/WC
- SOUGHT-AFTER LOCATION CLOSE TO HIGHLY REGARDED LOCAL SCHOOLS
- AMPLE OFF ROAD PARKING FRONT AND REAR
- FRONT AND REAR GARDENS
- CLOSE TO A2/M2 ROAD LINKS AND SHORT DRIVE TO STATIONS TO LONDON

Hallway

13'9" x 6'2" (4.2m x 1.9m)

Bright and spacious hallway, giving access to lounge/diner through to dining room extension, bedroom four/office, and kitchen. With grey tiled flooring, neutral décor, and stairs up to first floor.

Lounge

25'9" x 12'1" to 10'7" (7.85m x 3.7m to 3.25m)

Great size open-plan lounge/diner, with feature wall and laminate flooring, large window/blinds to front offering lots of natural light, patio doors to dining room extension to rear of room. Access into kitchen also to the rear of the room.

Dining Room Extension

16'4" x 8'0" (5.0m x 2.45m)

Spacious and light room with patio doors to garden, window to side, open "window" to kitchen, plenty of room for large dining table and chairs. With neutral decor and laminate flooring.

Kitchen

11'11" x 7'8" (3.65m x 2.35m)

With tiled flooring, contrasting partial wall tiles, neutral cream-colour kitchen cupboards with contrasting grey vinyl work tops, "open window" to dining room extension, door to dining area, door to sun-terrace and garden to side.

Bedroom Four/Office

8'10" x 8'6" (2.7m x 2.6m)

Previously used as an office, this double bedroom is part of the extension to the side of the property, with carpet and neutral décor, window/blinds to front of house, open doorway to rear lobby.

Rear Lobby

4'5" x 3'3" (1.35m x 1.0m)

With door to sun terrace and garden, neutral décor and laminate flooring, access from here to downstairs shower room.

Shower Room

4'3" x 4'3" (1.3m x 1.3m)

Recently refurbished shower room with WC,

corner basin and shower, stylish white wall tiles with feature wood-effect wall tile insets, wood-effect tiled flooring, downlighters, window to rear.

Landing

10'2" x 6'2" (3.1m x 1.9m)

Spacious and bright landing, with window to side of house, neutral carpet and décor, giving access to three bedrooms, family bathroom, and large airing cupboard housing the boiler.

Bedroom One

15'5" x 10'2" (4.7m x 3.1m)

Good size double bedroom, window/blinds to front of house, neutral carpet and décor currently with feature wall, space for wardrobes.

Bedroom Two

12'1" x 10'4" (3.7m x 3.15m)

Another spacious double bedroom, with feature wall, neutral carpet, window/blinds to rear of house.

Bedroom Three

9'4" x 8'2" (2.85m x 2.5)

Good size single bedroom to front of house, with window/blinds, neutral tile-effect vinyl flooring and décor.

Bathroom

8'0" x 5'4" (2.45m x 1.65m)

Attractive recently refurbished family bathroom with white suite consisting of bath, basin/vanity, WC, and separate shower with perspex wall covering, window to rear, grey laminate flooring and partial white wall tiles with wood-effect feature inset tiles, downlighters, and vertical chrome radiator.

Garden

Immediately to the rear of the extension and to the side of the kitchen, is this peaceful decked area, perfect for outdoor entertaining, a pathway leads from the front gate to the back gate of the garden, with two storage sheds, spacious lawn area, doorway access into single garage AND adjacent DOUBLE garage, with up and over doors, further parking for one car, fully fenced all round.

Garages and Off Road Parking

Single and double garage in once bloc with off road parking to side, access from rear of both garages to rear of property.

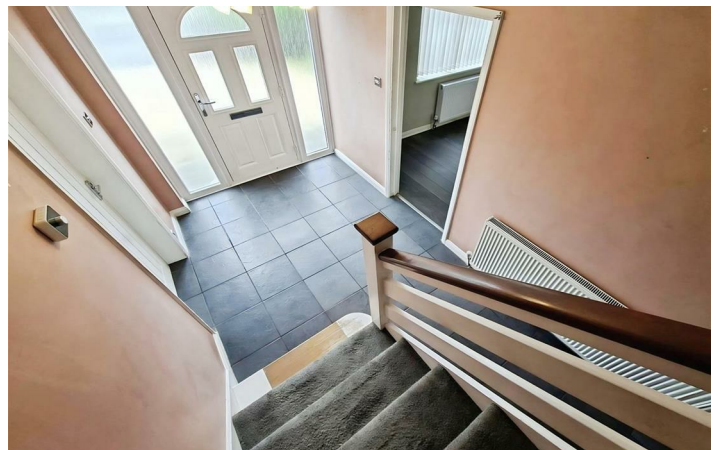
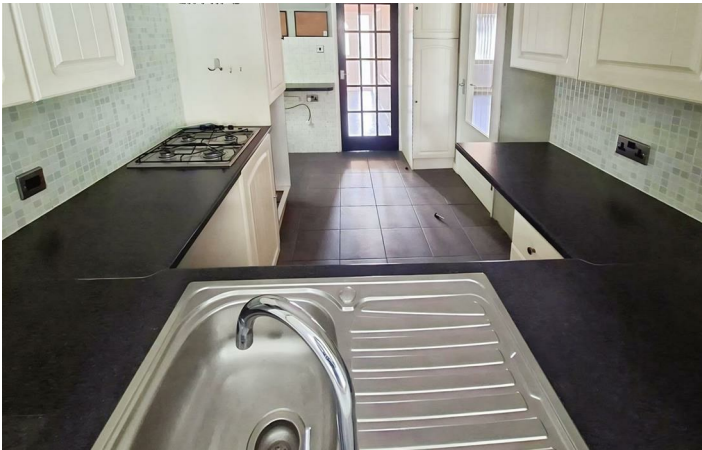
Agents Note 1

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Agents Note 2

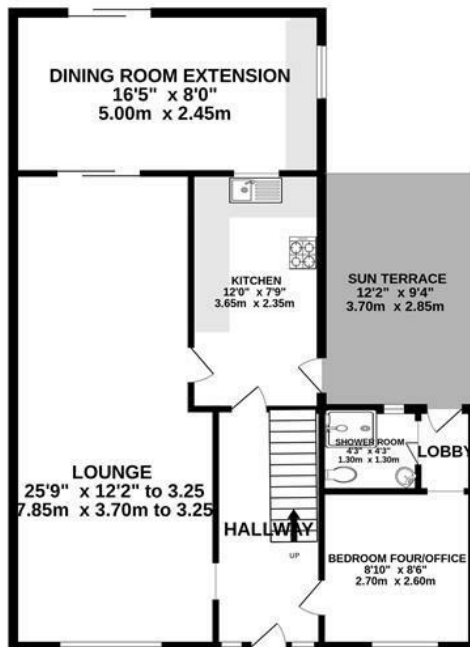
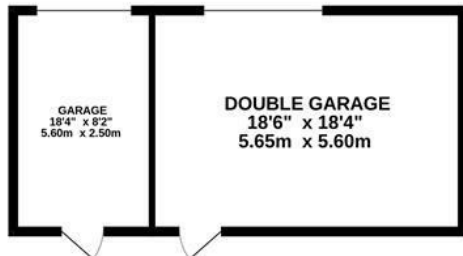
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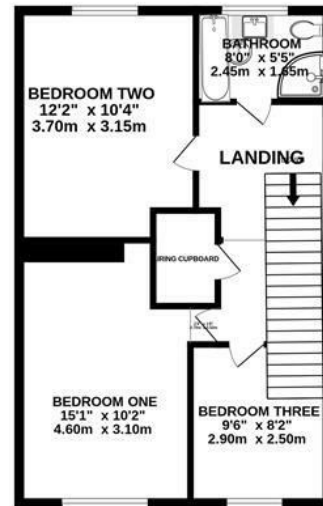




GROUND FLOOR
1182 sq.ft. (109.8 sq.m.) approx.



1ST FLOOR
536 sq.ft. (49.8 sq.m.) approx.



TOTAL FLOOR AREA: 1718 sq.ft. (159.6 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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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			
Not energy efficient - higher running costs	(1-20) G		
		80	40
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			
Not environmentally friendly - higher CO ₂ emissions	(1-20) G		
England & Wales	EU Directive 2002/91/EC		

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