



**HADLEIGH COURT**





Guide Price £575,000 Freehold

## THE PROPERTY

**\*\*Guide Price £575,000-£600,000\*\***

Enjoying a fantastic Hempstead location this well presented extended detached family home which is afforded a degree of extra privacy in its tucked away position, offers a through lounge dining room, office/snug, conservatory, modern white gloss kitchen/breakfast room integrated appliances & Quartz worktops, utility space, downstairs W/C, two integral garages with electric doors, power & GCH, a family bathroom, four bedrooms with the main offering a shower cubicle and benefiting from outside space in the form of a secluded balcony via French doors! With a driveway to the front, a rear wrap around garden with patio, decking and low maintenance Astro turf lawn it makes an ideal entertaining space. This property truly offers all the space you would expect and need for a growing family, and with energy prices increasing you'll be pleased to know that this property benefits from Solar Panels that provide the current vendors with 4/5 months free water per year! With great transport links, within reach of Hempstead Valley with its variety of restaurants and shops, and well located for a variety of schools and open spaces such as Capstone Country Park and the Darland Banks this is a must see, so call Greyfox Sales and Lettings Rainham to book your viewing now.





**Lounge**

19' 11" x 12' 10" (6.07m x 3.91m)

**Dining Room**

12' 2" x 11' 0" (3.71m x 3.35m)

**Kitchen**

15' 6" x 8' 9" (4.72m x 2.67m)

**Study**

11' 3" x 8' 6" (3.43m x 2.59m)

**Conservatory**

10' 6" x 9' 7" (3.20m x 2.92m)

**WC**

**Garage**

18' 1" x 8' 7" (5.51m x 2.62m)

**Garage**

19' 2" x 8' 6" (5.84m x 2.59m)

**Bedroom 1**

12' 6" x 11' 6" (3.81m x 3.51m)

**Bedroom 2**

13' 0" x 10' 11" (3.96m x 3.33m)

**Bedroom 3**

8' 10" x 8' 10" (2.69m x 2.69m)

**Bedroom 4**

8' 10" x 8' 10" (2.69m x 2.69m)

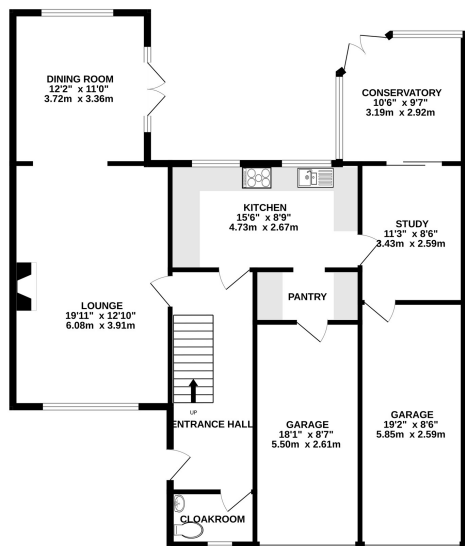
**Bathroom**



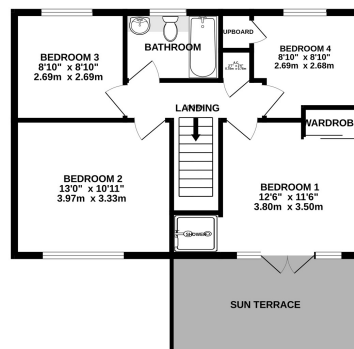


HADLEIGH COURT, HEMPSTEAD, GILLINGHAM, KENT, ME7 3SW

GROUND FLOOR  
1257 sq.ft. (116.8 sq.m.) approx.



1ST FLOOR  
570 sq.ft. (52.9 sq.m.) approx.




TOTAL FLOOR AREA: 1827 sq.ft. (169.7 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

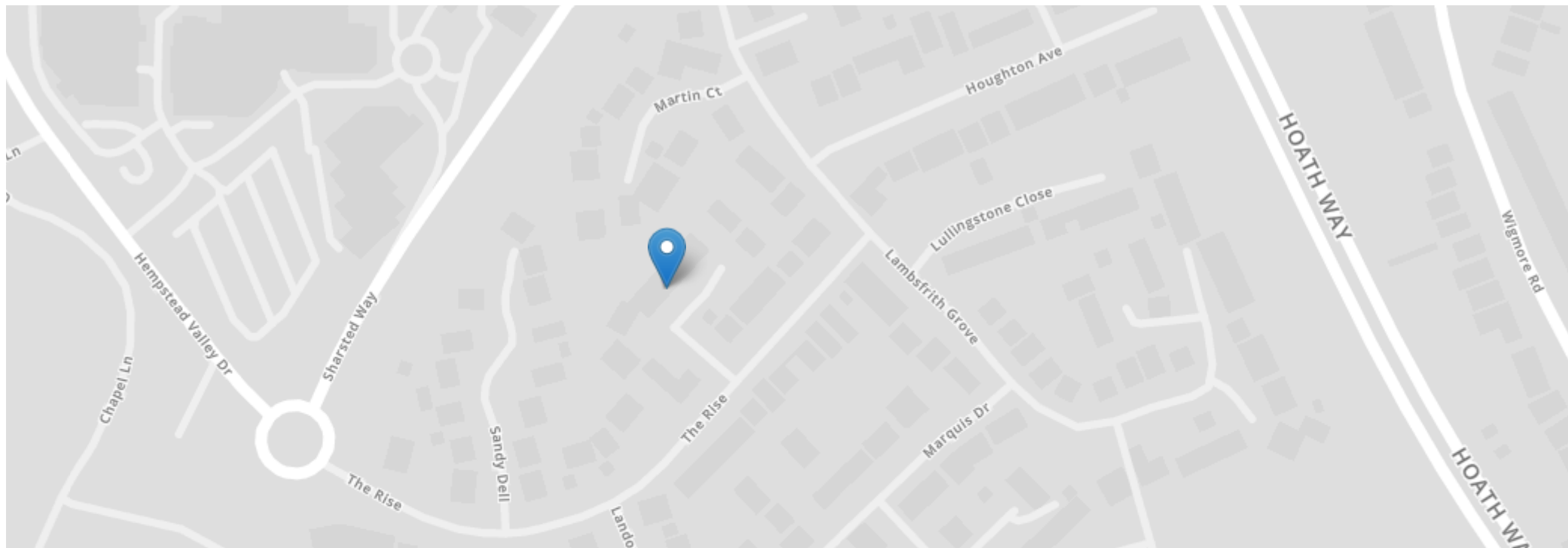
## EFFICIENCY RATINGS

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		77
(55-68)	<b>D</b>	60	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

### AGENT NOTES

These particulars are prepared as a general guide to a broad description of the property and should not be relied upon as a statement or representation of fact and do not constitute part of an offer or contract. The seller does not make or give nor do our employees or Greyfox have authority to make or give any representation or warranty to the property. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by you on inspection and your solicitor prior to exchange of contracts. If there are any points of particular importance to you we will be pleased to check the information for you and to confirm that the property remains available. This is particularly important should you be travelling some distance to view and where statements have been made by us to the effect that the information has not been verified. The copyright of all details, photographs and floorplans remain exclusive to Greyfox. For details of our privacy policy and referral fee arrangements with any of our selected partner companies please visit <https://www.greyfox.co.uk/legal/privacy> and <https://www.greyfox.co.uk/referral-fees>.





## SITUATION

Hempstead Valley is located to the south of Gillingham and Rainham with excellent vehicular links to the M20/M25 and is within reach of Ebbsfleet and Ashford International. There are local railway services at Rainham and Gillingham. Many amenities are available at Hempstead Valley shopping centre. Capstone Country Park and the ski centre are also nearby.

## DIRECTIONS

After exiting the M2 at junction 4, continue along Hoath Way. At the roundabout take the 1st exit onto Sharsted Way. At the roundabout take the 1st exit onto The Rise then take the 3rd left onto Hadleigh Court.

HADLEIGH COURT, HEMPSTEAD, GILLINGHAM, KENT, ME7 3SW



## Greyfox Prestige Rainham

67c High Street, Rainham, Gillingham, Kent ME8 7HS  
Tel: 01634 377737 | Fax: 01634 757330 | Email: [rainham@greyfox.co.uk](mailto:rainham@greyfox.co.uk)

[greyfox.co.uk/greyfox-prestige](http://greyfox.co.uk/greyfox-prestige)