



LAVENDA CLOSE



Offers in Region of £1,100,000 Freehold

THE PROPERTY

Nestled in a highly desired Hempstead location, this magnificent, detached family home offers an exceptional blend of luxury, comfort, space and functionality. Perfect for a large family or multigenerational living, this property stands out with its expansive layout, modern amenities, and fabulous garden.

The heart of the home is the large open-plan kitchen, dining, and living room with bi-folding doors onto the garden creating a seamless transition between indoor and outdoor living. This beautifully designed space is perfect for entertaining guests or enjoying family meals.

The kitchen is designed to be a hub for socialising and cooking, with the large island, seating 8 serving as a central gathering point. The use of high-quality materials like Corian worktops, modern appliances, and thoughtful design elements ensures a space that is both functional and aesthetically pleasing. The overall ambience is modern, stylish, welcoming, and perfectly suited for both everyday living and entertaining.

This home offers versatile living spaces that can be tailored to your family's needs, along with a study, utility room, family room/bedroom and boasts five generously sized bedrooms on the first floor; two of these feature en suite facilities and the main also benefits from a dressing room, which adds a touch of luxury and convenience. In addition to the en suites, there is a shower room on the ground floor and a family bathroom on the first floor, ensuring that busy mornings are stress-free.

Externally, the gated driveway sets the tone for the property, blending security, functionality, and aesthetic appeal, the double garage provides secure parking for two vehicles, additional storage space, and there is off road parking for multiple vehicles. To the rear, the expansive east facing garden offers a private oasis for relaxation and is perfect for summer barbecues, children's play, or simply enjoying a peaceful evening outdoors. For those who value fitness, the outbuilding currently serves as a gym, but it can easily be converted into a home office, studio, or guest accommodation, as it benefits from a shower room.

This fabulous detached home in Hempstead, offers a rare opportunity to acquire a spacious and versatile family residence in a desirable location. With its modern amenities, multiple reception rooms, and beautiful garden, this property is the epitome of contemporary family living. Don't miss the chance to make this dream home your own.

For more information or to arrange a viewing, please contact the Greyfox sales team in Rainham. This property is a must-see and won't stay on the market for long!





Hallway

Shower Room

Study

15' 3" x 10' 10" (4.65m x 3.30m)

Dining Room

14' 5" x 6' 6" (4.39m x 1.98m)

Utility Room

Kitchen/ Breakfast Room

21' 8" x 15' 1" (6.60m x 4.60m)

Living Room

27' 9" x 14' 2" (8.46m x 4.32m)

Family Room/ Bedroom 6

22' 11" x 12' 0" (6.99m x 3.66m)

Landing

Bedroom 1

28' 0" x 12' 0" (8.53m x 3.66m)

Bedroom 2

18' 3" x 14' 1" (5.56m x 4.29m)

Dressing Room

8' 11" x 7' 2" (2.72m x 2.18m)

Ensuite

Bedroom 3

15' 3" x 12' 5" (4.65m x 3.78m)

Ensuite

Bedroom 4

15' 5" x 9' 11" (4.70m x 3.02m)

Bedroom 5

12' 0" x 11' 6" (3.66m x 3.51m)

Bathroom

Outbuilding

21' 6" x 11' 9" (6.55m x 3.58m)

Shower Room

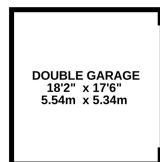
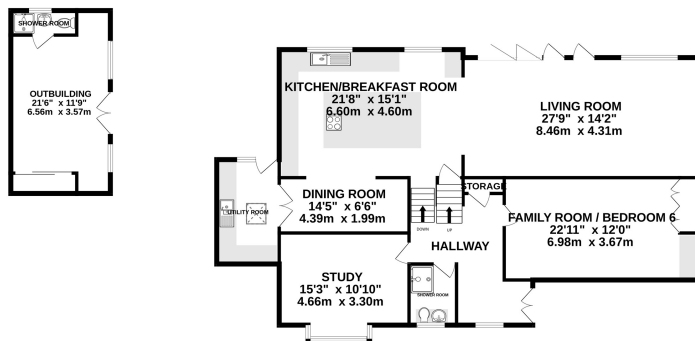
Double Garage

18' 2" x 17' 6" (5.54m x 5.33m)

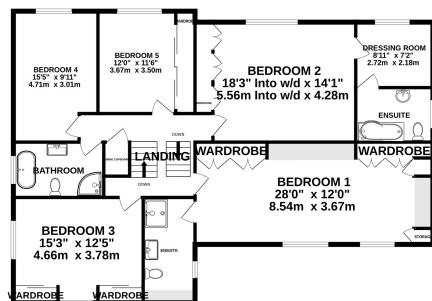


LAVENDA CLOSE, HEMPSTEAD, GILLINGHAM, KENT, ME7 3TB

LOWER GROUND / GROUND FLOOR
2146 sq.ft. (199.3 sq.m.) approx.



SPLIT LEVEL 1ST FLOOR
1505 sq.ft. (139.8 sq.m.) approx.



TOTAL FLOOR AREA: 3650 sq.ft. (339.1 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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EFFICIENCY RATINGS

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
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		
	75	82
England, Scotland & Wales	EU Directive 2002/91/EC	

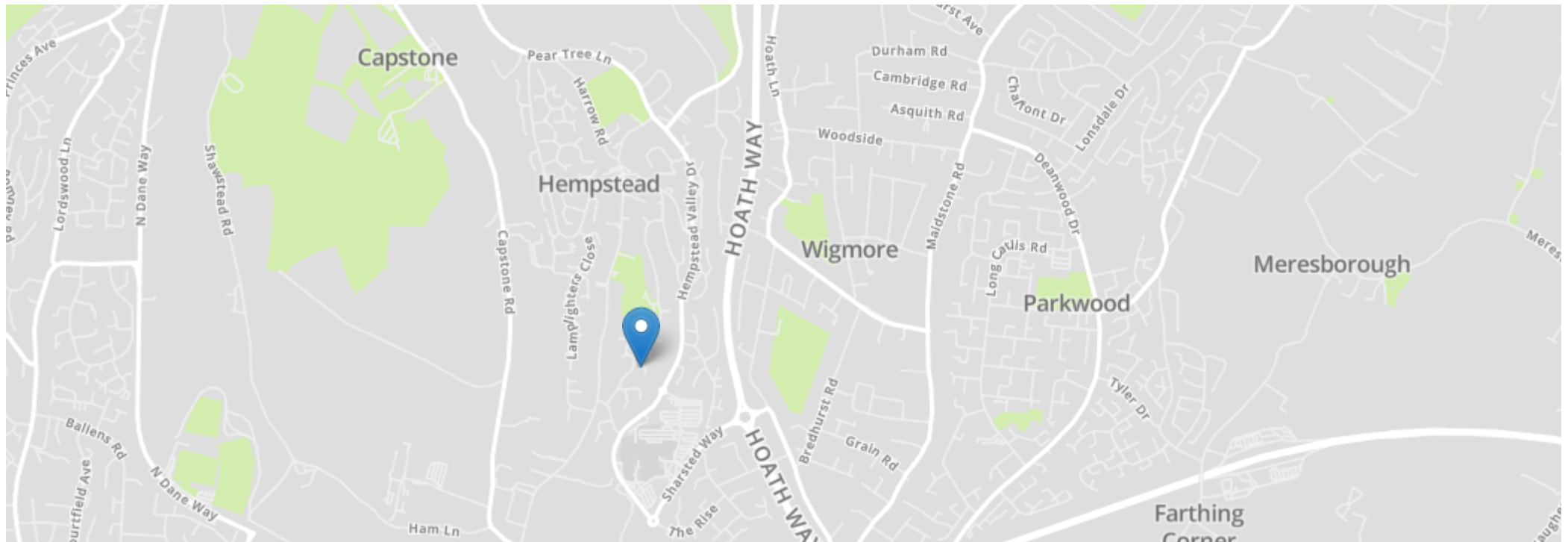
AGENT NOTES

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>.

Local Authority

Medway

Band G



SITUATION

Hempstead 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

Take exit 4 from M2, take the A278 exit to Gillingham, Follow Hoath Way/A278 and at the roundabout, take the 1st exit onto Sharsted Way, at the Hempstead Valley roundabout, take the 2nd exit onto Hempstead Valley Drive, take the next left onto Chapel Lane, the next right onto Almond Grove and Lavenda Close is the second right. Follow the road right around and the property is located on your left hand side.

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