



HEMPSTEAD ROAD





Guide Price £575,000 Freehold

## THE PROPERTY

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

A Spacious & Versatile 4-Bedroom Detached Chalet Bungalow with Landscaped Garden & Ample Parking! This beautifully presented four-bedroom detached chalet bungalow offers spacious and flexible accommodation, ideal for modern family living. Situated in sought-after Hempstead, which is a desirable residential area, the property boasts a thoughtfully landscaped rear garden with a summerhouse, a generous driveway to the front, and a neutral interior throughout.

Upon entering the property, you're welcomed by a practical entrance porch with built-in shoe and coat storage, leading into a bright and airy entrance hall. The ground floor accommodation includes a well-proportioned living room featuring a fitted log burner, perfect for cosy evenings, and a separate dining room ideal for entertaining. The kitchen/breakfast room offers ample workspace and storage, making it the hub of the home. Also on the ground floor is a versatile study/family room, offering flexibility for home working or playroom use, along with a well-appointed bathroom. Upstairs, the property continues to impress with three spacious double bedrooms. The master bedroom benefits from an en-suite shower room, while the second bedroom features fitted wardrobes. There is also a generous single bedroom and a contemporary family shower room on this floor. Outside, the landscaped rear garden provides a private and tranquil setting, complete with a summerhouse with power supply, perfect for a home office, studio, or relaxing retreat. To the front, a large driveway provides off-road parking for several vehicles.

This superb home combines comfort, style, and functionality, making it a must-see for buyers looking for space and flexibility in a desirable location. Early viewing is highly recommended so call the Greyfox Rainham team to arrange a viewing!



HEMPSTEAD ROAD, HEMPSTEAD, GILLINGHAM, KENT, ME7 3RF



**Entrance Hall**

**Living Room**

16' 1" x 14' 8" (4.90m x 4.47m)

**Kitchen/Breakfast Room**

13' 6" x 11' 2" (4.11m x 3.40m)

**Dining Room**

13' 5" x 11' 7" (4.09m x 3.53m)

**Study/Family Room**

13' 4" x 11' 7" (4.06m x 3.53m)

**WC**

**Bedroom 1**

16' 4" x 11' 4" (4.98m x 3.45m)



**Bedroom 2**

13' 8" x 12' 9" (4.17m x 3.89m)

**Ensuite**

**Bedroom 3**

11' 4" x 7' 9" (3.45m x 2.36m)

**Bedroom 4**

9' 7" x 6' 7" (2.92m x 2.01m)

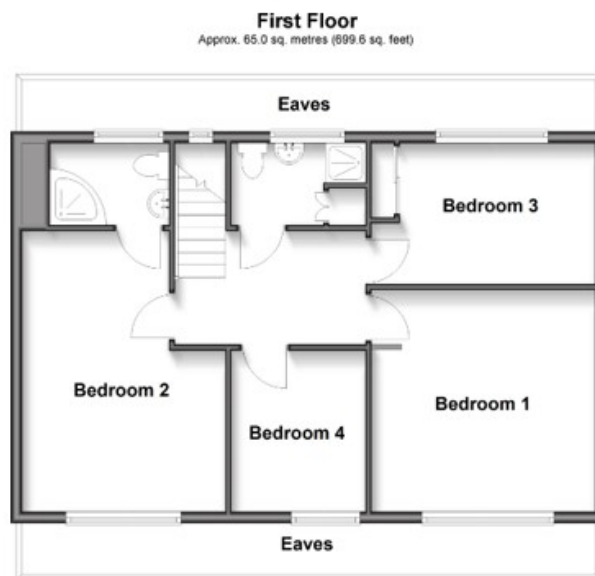
**Shower room**







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## EFFICIENCY RATINGS

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>	58	
(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>.

### Local Authority

Medway  
Band E





## 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

Head south-east on High Street/A2 towards Orchard Street. Turn left onto Station Rd/B2004. Turn left onto Longley Road. Turn left onto Holding Street. At the roundabout, take the 2nd exit onto High Street/A2. At Bowaters Roundabout, take the 2nd exit onto Hoath Way/A278. At the roundabout, take the 3rd exit onto Hoath Way. At the roundabout, take the 1st exit onto Hempstead Road. Turn right to stay on Hempstead Road and the property will be on the right.

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