



FERNDOWN CLOSE



## Offers in Region of £675,000 Freehold

### THE PROPERTY

This beautifully presented detached home, located in sought after Hempstead, boasting stylish décor, and finished to a high standard throughout is not to be missed! With an abundance of space, light, and luxurious living the accommodation offers a welcoming hallway, spacious lounge flooded with natural light from the bay window creating a warm and inviting atmosphere. Separate dining room which is the perfect entertaining space, with panelled walls and a striking feature wall. A downstairs w/c, utility room equipped with a sink, ample cupboard space, and access to the garden. A stunning shaker style kitchen/breakfast room designed with a peninsula, integrated appliances including a wine cooler, and plenty of space for informal dining or to enjoy your morning coffee with fabulous garden views!

On the first floor an expansive landing featuring a sash window framing the picturesque views of the surrounding area, a well-appointed family bathroom and four generous double bedrooms each benefitting from built-in storage, with the primary bedroom featuring a contemporary en-suite with a large walk-in shower.

If you require more space or are planning for the future, there's huge potential for a rear extension or a loft conversion without compromising any of the current space, as the access would be from the landing and the vast loft space could easily accommodate a primary suite with en-suite and walk-in wardrobe (subject to planning permission).

Externally an attractive front garden, beautifully maintained, enhancing the property's curb appeal. Double garage with electric doors and driveway. The stunning east facing rear garden is truly magical, lovingly cultivated by the current owners and set out over two tiers. Features include a large Indian sandstone patio with a circular deck perfect for entertaining, a water feature with another seating area, raised planters, and an abundance of established plants with pops of colour everywhere you look. The upper tier boasts a lawned area with a summer house.

This property offers the perfect blend of style, comfort, and potential for future growth. Don't miss the opportunity to make this exquisite house your new home. Don't delay call the Greyfox Sales Team in Rainham to book your viewing today!





**Entrance Hall**

**Kitchen/Breakfast Room**

23' 6" x 11' 11" (7.16m x 3.63m)

**Lounge**

17' 0" x 13' 8" (5.18m x 4.17m)

**Utility**

9' 1" x 9' 1" (2.77m x 2.77m)

**Dining Room**

16' 10" x 8' 11" (5.13m x 2.72m)

**WC**

5' 7" x 3' 7" (1.70m x 1.09m)

**Bedroom 1**

17' 1" x 13' 8" (5.21m x 4.17m)

**Ensuite Bedroom 1**

9' 5" x 6' 0" (2.87m x 1.83m)

**Bedroom 2**

14' 11" x 10' 1" (4.55m x 3.07m)

**Bedroom 3**

12' 0" x 9' 1" (3.66m x 2.77m)

**Bedroom 4**

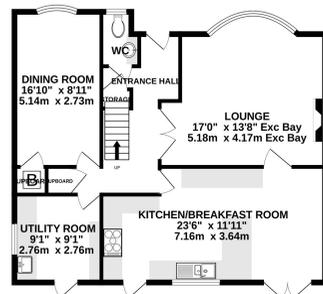
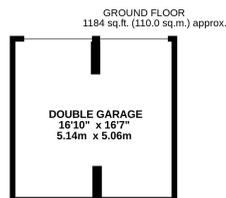
11' 7" x 9' 1" (3.53m x 2.77m)

**Bathroom**

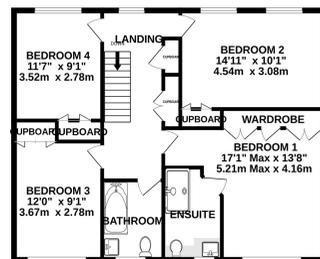
8' 3" x 6' 0" (2.51m x 1.83m)



FERNDOWN CLOSE, HEMPSTEAD, GILLINGHAM, KENT, ME7 3SN



1ST FLOOR  
856 sq.ft. (79.5 sq.m.) approx.



TOTAL FLOOR AREA : 2040 sq.ft. (189.5 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

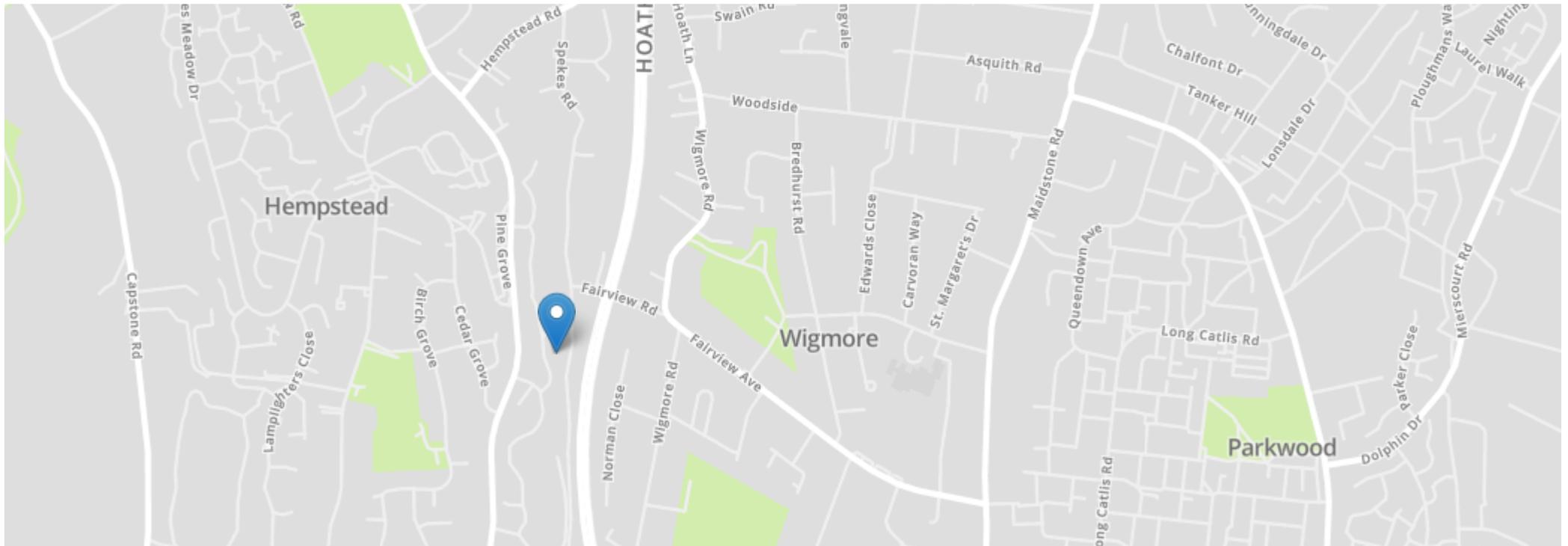
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	76	84
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU 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 F



## 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

From Bowaters Roundabout take the exit for Hoath Way, take the 3rd exit at roundabout and the 1st exit on next roundabout onto Hempstead Road, take 1st exit onto Hempstead Valley Drive, left into Green Bank Close and left onto Ferndown close.



## Greyfox Prestige Rainham

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