



BARNCROFT DRIVE



£650,000 Freehold

THE PROPERTY

A truly substantial home set in a prime position in the highly sought after area of Hempstead, this property is the perfect forever family home, spacious accommodation, ample off road parking, beautifully presented and decorated to a high standard throughout, close to good schools, shops, restaurants and with great transport links, it ticks all the boxes!

The ground floor offers a lounge with large windows flooding the room with natural light, separate dining room with direct access to the garden, downstairs W/C, well - appointed white gloss kitchen/breakfast room with granite worktops, integrated appliances including a 5 ring gas hob for the chef in the family! TV Room/3rd reception room, utility room and integral garage with electric door.

On the first floor a spacious landing leading to four light and airy larger than average double bedrooms, all with built in wardrobes, a stylish fully tiled family bathroom and the primary bedroom boasts a luxurious en-suite with large walk in shower and free standing bath.

Externally, a private south facing rear garden measuring approximately 45' x 44ft with lawn, side access and a large patio which is perfect for entertaining. The property also has the added benefit of a CCTV system which can be accessed remotely. This is not to be missed, so call the Greyfox Sales & Lettings team in Rainham and book your viewing today!





Garage

16' 5" x 8' 10" (5.00m x 2.69m)

Lounge

17' 3" x 16' 8" (5.26m x 5.08m)

Kitchen/Breakfast Room

23' 11" x 11' 11" (7.29m x 3.63m)

Dining Room

12' 0" x 8' 10" (3.66m x 2.69m)

TV Room

11' 4" x 10' 7" (3.45m x 3.23m)

Bedroom 1

17' 3" x 13' 8" (5.26m x 4.17m)

Bedroom 2

15' 4" x 13' 0" (4.67m x 3.96m)

Bedroom 3

12' 0" x 9' 0" (3.66m x 2.74m)

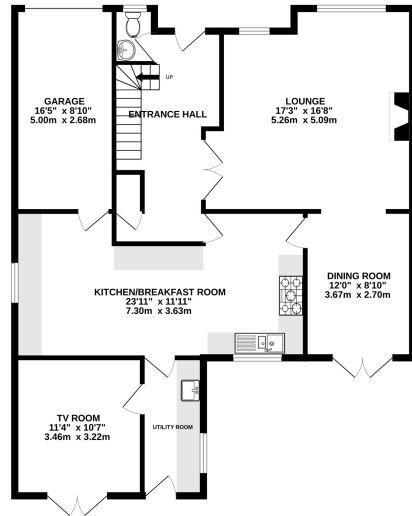
Bedroom 4

11' 6" x 9' 0" (3.51m x 2.74m)

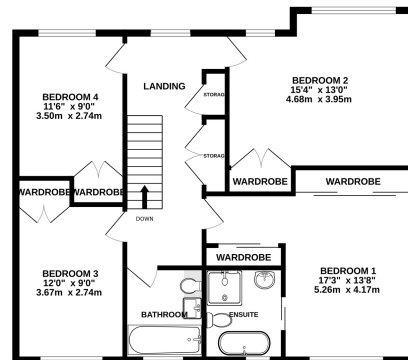


BARNCROFT DRIVE, HEMPSTEAD, GILLINGHAM, KENT, ME7 3TJ

GROUND FLOOR
1092 sq.ft. (101.4 sq.m.) approx.



1ST FLOOR
900 sq.ft. (83.7 sq.m.) approx.



TOTAL FLOOR AREA: 1992 sq.ft. (185.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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

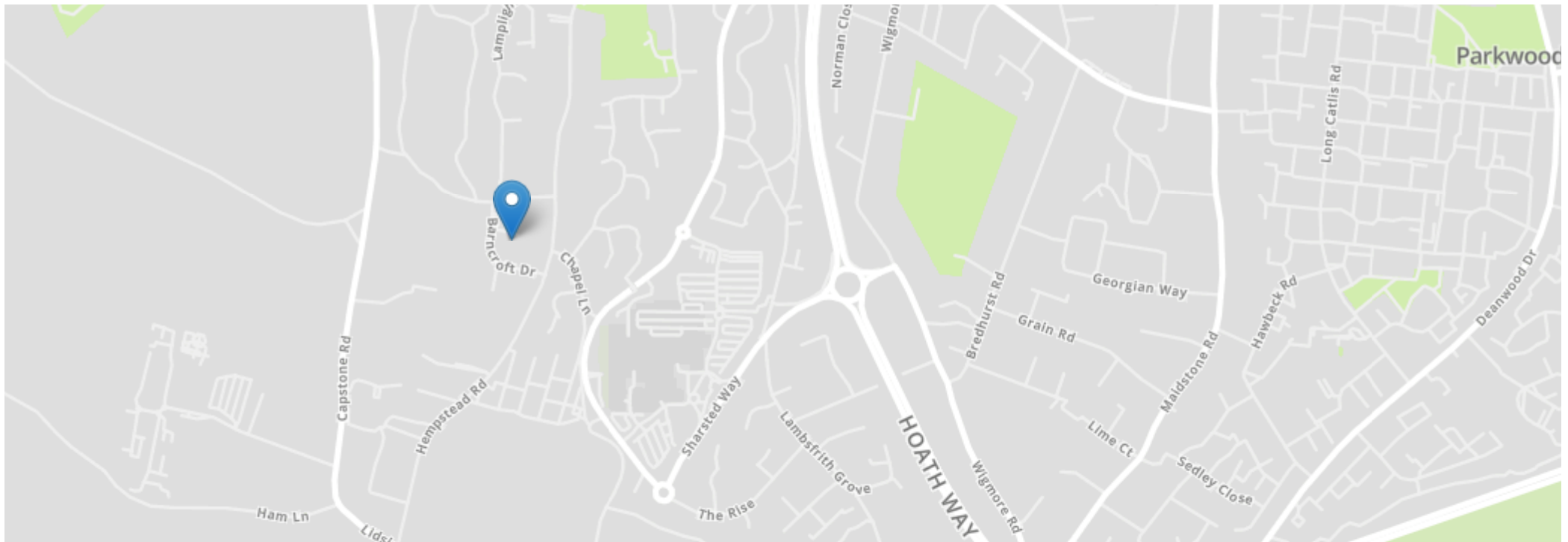
| Energy Efficiency Rating | | Current | Potential |
|---------------------------------------------|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | 71 | 80 |
| | | 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 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 M2 (Coast Bound) turn off at junction 4, at the roundabout take the first exit heading towards Hempstead Valley Shopping Centre, at the next roundabout take the second exit, continue along Hempstead Valley Drive, take the next left into Chapel Lane, at the end of Chapel Lane turn left into Hempstead Road and Barncroft Drive is the first turning on the left.

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