



LANDOR COURT



£650,000 Freehold

THE PROPERTY

Guide Price £650,000-£700,000. Discover your dream home in the sought after Hempstead. This impressive five/six bedroom detached family home offers unparalleled privacy with its slightly elevated position and boasts spacious and flexible living accommodation, perfect for a growing family. Key Features to note:

- Flexible Living Spaces: Multiple reception rooms ideal for entertaining or relaxing.
- Large Kitchen/Diner: A well-equipped kitchen with ample dining space.
- Bedrooms: All bedrooms are generously sized doubles.
- Conservatory: Enjoy the garden views year-round.
- Convenient Downstairs W/C: Added convenience for guests.
- Luxurious Primary Suite: A huge bedroom with a dressing room and a vast en-suite featuring a fabulous sunken bath and walk-in shower.
- Family Bathroom: Stylish and modern.

Externally a large driveway which accommodates multiple vehicles and a double garage offering additional storage space and security. To the rear a secluded garden with a perfect blend of patio and lawn areas, complemented by beautiful trees that offer shade on sunny days. This home is perfect for those seeking a blend of luxury, space, and privacy. Don't miss the opportunity to make this stunning property your own. Contact the Greyfox sales team in Rainham, to arrange a viewing today!



LANDOR COURT, HEMPSTEAD, GILLINGHAM, KENT, ME7 3SP



Porch
8' 0" x 5' 09" (2.44m x 1.75m)

WC
7' 01" x 5' 0" (2.16m x 1.52m)

Bedroom Six /Playroom
17' 11" x 8' 9" (5.46m x 2.67m)

Lounge
16' 7" x 15' 3" (5.05m x 4.65m) 16'7" x 15'3"

Kitchen/Diner
22' 3" x 11' 3" (6.78m x 3.43m)

Dining/Sitting Room
27' 6" x 10' 1" (8.38m x 3.07m)



Utility Room
8' 09" x 6' 05" (2.67m x 1.96m)

Conservatory
15' 8" x 10' 3" (4.78m x 3.12m)

Garage
18' 10" x 16' 9" (5.74m x 5.11m)

Bedroom One
14' 0" x 11' 9" (4.27m x 3.58m) 14' 0" x 11' 9"
(4.27m x 3.58m)

Bedroom Two
17' 6" x 9' 7" (5.33m x 2.92m)

Bedroom Three
13' 3" x 10' 11" (4.04m x 3.33m)



Bedroom Four
10' 11" x 9' 10" (3.33m x 3.00m)

Bedroom Five
14' 9" x 8' 10" (4.50m x 2.69m)

Family Bathroom
8' 09" x 6' 04" (2.67m x 1.93m)

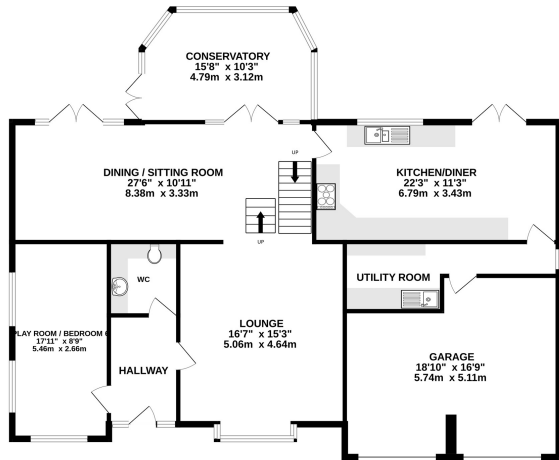
Ensuite
12' 01" x 8' 08" (3.68m x 2.64m)

Dressing Room/Study
16' 10" x 8' 11" (5.13m x 2.72m)

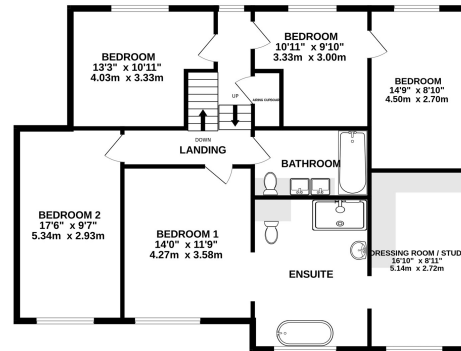


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GROUND / LOWER GROUND FLOOR
1597 sq.ft. (148.4 sq.m.) approx.



SPLIT LEVEL 1ST FLOOR
1163 sq.ft. (108.1 sq.m.) approx.



TOTAL FLOOR AREA: 2760 sq.ft. (256.5 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

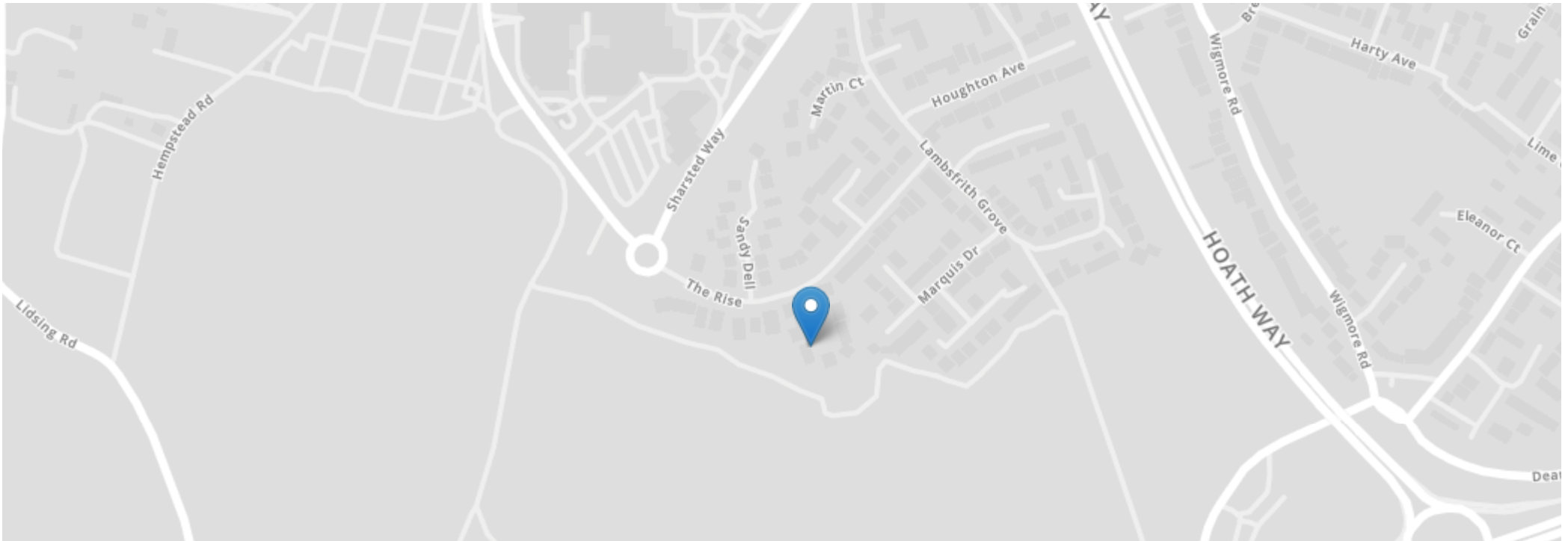
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC
	72	83

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

Located just off the M2 and close to Hempstead Valley Shopping Centre.

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