



LAMBSFRITH GROVE



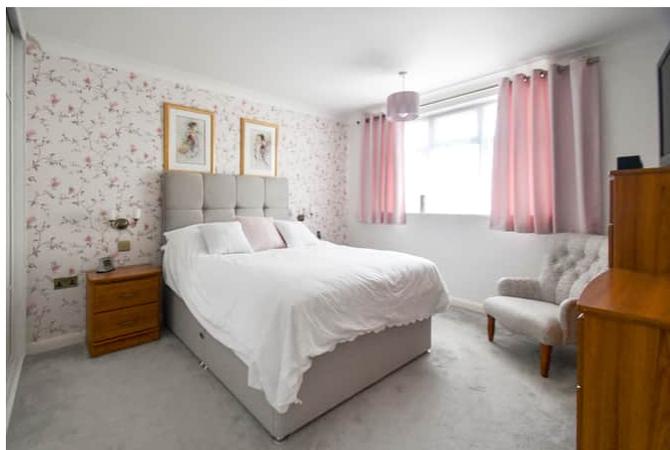
Offers in Region of £650,000 Freehold

## THE PROPERTY

An impressive Four-Bedroom Detached Family Home in a Prestigious Hempstead Location.

Situated in one of Hempstead's most sought-after roads and just a short distance from the popular Hempstead Valley Shopping Centre, this beautifully presented four-bedroom detached property offers spacious, versatile living and exceptional kerb appeal. The ground floor welcomes you with a generous entrance hall leading into a large lounge, featuring a charming bay window and French doors that open directly onto the rear garden. The heart of the home is the bright and airy garden room, currently used as a dining area, which boasts a vaulted ceiling, exposed brick feature wall, and additional French doors leading to rear garden, creating a perfect space for entertaining. The well-proportioned kitchen flows seamlessly into this space, with a separate utility room and convenient downstairs shower room completing the ground floor. Upstairs, you'll find four generously sized double bedrooms, with built-in wardrobes to both the main and second bedrooms. The modern family shower room is fitted with a stylish walk-in shower, ideal for contemporary family living. Outside, the property continues to impress with a beautifully landscaped, south-facing rear garden. Featuring a patio area, well-maintained lawn, and mature shrubs, it's a peaceful retreat perfect for relaxing or entertaining. To the front, a spacious in-and-out driveway provides ample parking, along with a garage and additional storage area between the house and garage. With highly regarded schools nearby, amenities on your doorstep, and excellent transport links, this is a fantastic opportunity not to be missed so call the Greyfox sales team in Rainham to arrange your viewing now!





**Living Room**

23' 10" x 11' 5" (7.26m x 3.48m)

**Kitchen**

12' 9" x 8' 10" (3.89m x 2.69m)

**Shower Room**

5' 11" x 5' 10" (1.80m x 1.78m)

**Utility Room**

8' 03" x 6' 02" (2.51m x 1.88m)

**Garage**

17' 5" x 8' 9" (5.31m x 2.67m)

**Garden Room**

17' 3" x 10' 5" (5.26m x 3.17m)

**Bedroom 1**

13' 7" x 11' 5" (4.14m x 3.48m)

**Bedroom 2**

13' 0" x 8' 6" (3.96m x 2.59m)

**Bedroom 3**

10' 2" x 8' 5" (3.10m x 2.57m)

**Shower Room**

7' 0" x 6' 11" (2.13m x 2.11m)

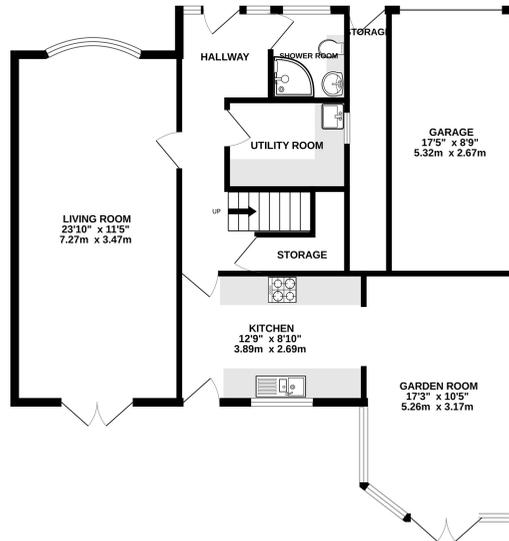
**Bedroom 4**

8' 11" x 8' 6" (2.72m x 2.59m)

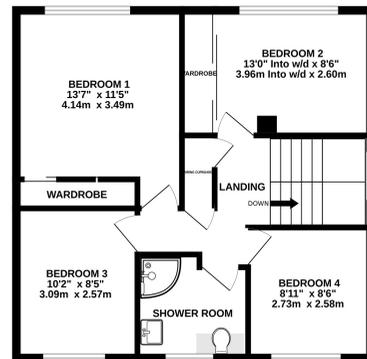


LAMBSFRITH GROVE, HEMPSTEAD, GILLINGHAM, KENT, ME7 3SB

GROUND FLOOR  
977 sq.ft. (90.7 sq.m.) approx.



1ST FLOOR  
582 sq.ft. (54.1 sq.m.) approx.



TOTAL FLOOR AREA: 1559 sq.ft. (144.8 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>		77
(55-68)	<b>D</b>	63	
(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

Tax Band Amount: £3188.37



## 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

LAMBSFRITH GROVE, HEMPSTEAD, GILLINGHAM, KENT, ME7 3SB



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