



HIGH TREES



Guide Price £550,000 Freehold

## THE PROPERTY

Guide Price £550,000 - £600,000. Enjoying a fantastic Hempstead location, "High Trees" is a detached four bedroom family home, which is afforded a degree of extra privacy due to the expansive driveway and its set back position. Beautifully presented throughout, the accommodation offers a great size through lounge/diner with a cosy open fire, sunny conservatory, well-appointed kitchen, downstairs W/C and a modern family bathroom and four spacious double bedrooms on the first floor; all the living space you would expect from a home of this size. The outside space is equally impressive with a fabulous south facing rear garden with raised planters, natural and artificial lawn, brick built shed with power supply and huge patio area, which makes an ideal entertaining/dining space. The current vendors have converted the garage into a beauty room, that has its own access, power, and water supply. Well, located for a variety of schools and open spaces such as Capstone Country Park and the Darland Banks, and within reach of Hempstead Valley with its variety of restaurants and shops, and handy access to the M2 this property ticks all the boxes and is a must see, so call Greyfox Sales and Lettings to book your viewing now.



HIGH TREES , 24 HOUGHTON AVENUE, HEMPSTEAD, GILLINGHAM, KENT, ME7 3RY



**Garage**

17' 9" x 8' 10" (5.41m x 2.69m)

**Porch**

6' 7" x 5' 0" (2.01m x 1.52m)

**Lounge/Diner**

26' 4" x 13' 1" (8.03m x 3.99m)

**Kitchen**

13' 5" x 10' 2" (4.09m x 3.10m)

**Conservatory**

12' 1" x 8' 9" (3.68m x 2.67m)

**Bathroom**

6' 11" x 6' 0" (2.11m x 1.83m)



**Bedroom 1**

13' 3" x 11' 0" (4.04m x 3.35m)

**Bedroom 2**

12' 6" x 12' 4" (3.81m x 3.76m)

**Bedroom 3**

11' 0" x 10' 0" (3.35m x 3.05m)

**Bedroom 4**

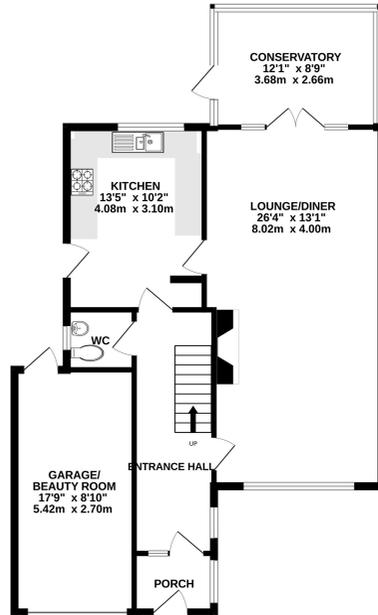
10' 10" x 10' 4" (3.30m x 3.15m)



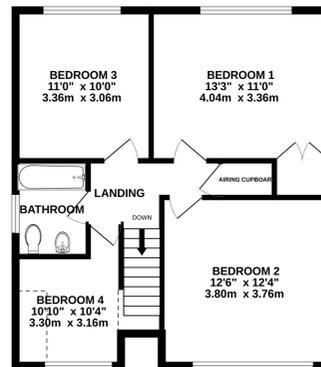


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GROUND FLOOR  
878 sq.ft. (81.5 sq.m.) approx.



1ST FLOOR  
600 sq.ft. (55.7 sq.m.) approx.



TOTAL FLOOR AREA : 1477 sq.ft. (137.2 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

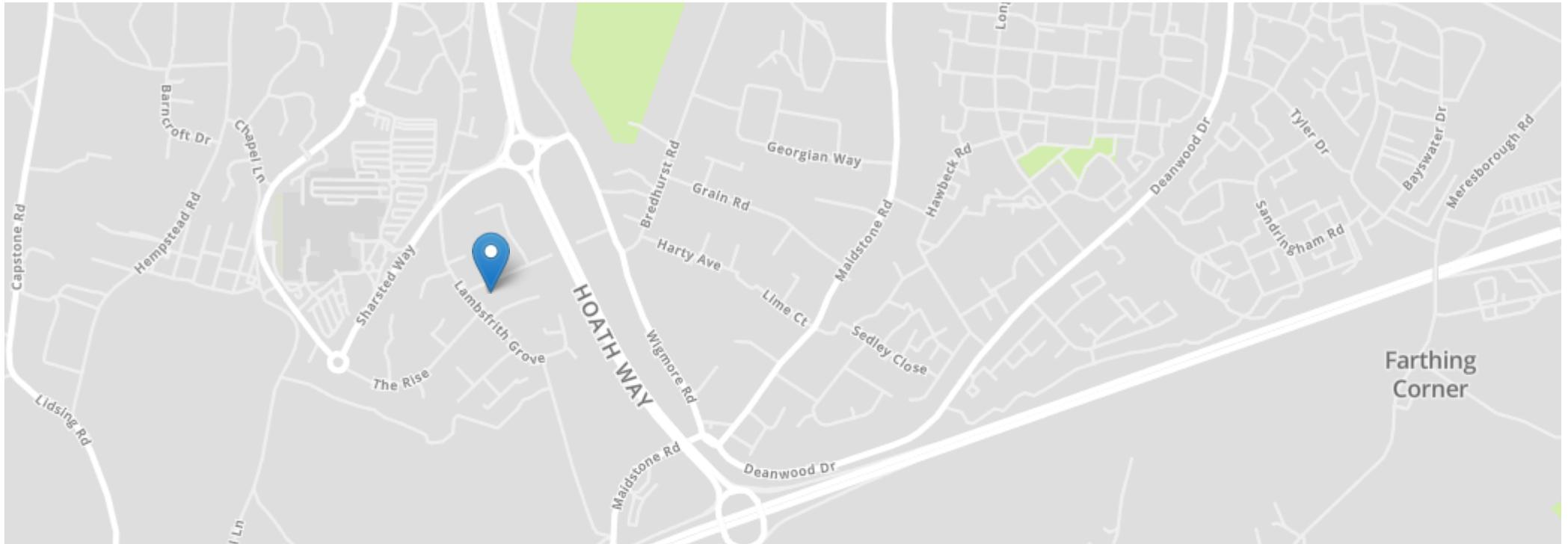
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		76
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	44	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU 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

At M2 junction 4, take the A278 exit to Gillingham, Continue on Hoath Way/A278. At Gillingham Interchange, take the 2nd exit onto Hoath Way/A278. At the roundabout, take the 1st exit onto Sharsted Way, At the roundabout, take the 1st exit onto The Rise, Turn left onto Lambsfrith Grove, Turn right onto Houghton Ave

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## Greyfox Prestige Rainham

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