



SANDY DELL



£575,000 Freehold

THE PROPERTY

Rarely available and sure to attract strong interest, this stunning four-bedroom detached residence is in a highly desirable cul-de-sac in Hempstead. Offering both generous living space and exceptional outdoor areas, it's the perfect family home. On the ground floor, you're welcomed by a spacious entrance hall with ample room for storage. The layout includes a cloakroom, a versatile snug or extra reception room with a charming bay window, a well-appointed kitchen/breakfast room with an adjoining utility area, a large lounge, and a separate dining room, ideal for entertaining or family gatherings. Upstairs, you'll find four generously sized bedrooms. The principal bedroom benefits from its own en-suite and boasts bi-folding doors leading out to a large private balcony, perfect for enjoying peaceful mornings or evening relaxation. Outside, the home sits on an impressive wraparound plot featuring a mature, private garden filled with established shrubs, plants, and multiple seating areas. To the front, a spacious driveway and double garage provide ample off-road parking and additional storage options. Located just moments from Hempstead Valley Shopping Centre, you'll enjoy convenient access to a range of local amenities, highly regarded schools, and excellent transport links, all while being tucked away in a quiet, residential setting. Properties like this do not stay around for long, so call the Greyfox sales team in Rainham to arrange your viewing now



SANDY DELL, HEMPSTEAD, GILLINGHAM, KENT, ME7 3SZ



Dining Room

11' 08" x 7' 02" (3.56m x 2.18m)

Lounge

20' 0" x 12' 08" (6.10m x 3.86m)

Kitchen/ Breakfast Room

15' 06" x 8' 08" (4.72m x 2.64m)

Utility

8' 05" x 3' 06" (2.57m x 1.07m)

Snug

15' 06" x 9' 02" (4.72m x 2.79m)

Entrance Hall

8' 0" x 7' 03" (2.44m x 2.21m)



Cloak Room

7' 09" x 4' 10" (2.36m x 1.47m)

Bedroom 1

12' 03" x 11' 07" (3.73m x 3.53m)

Bathroom

7' 11" x 5' 07" (2.41m x 1.70m)

Bedroom 2

12' 11" x 11' 02" (3.94m x 3.40m)

Bedroom 3

8' 09" x 8' 07" (2.67m x 2.62m)

Bedroom 4

8' 09" x 7' 11" (2.67m x 2.41m)



En Suite

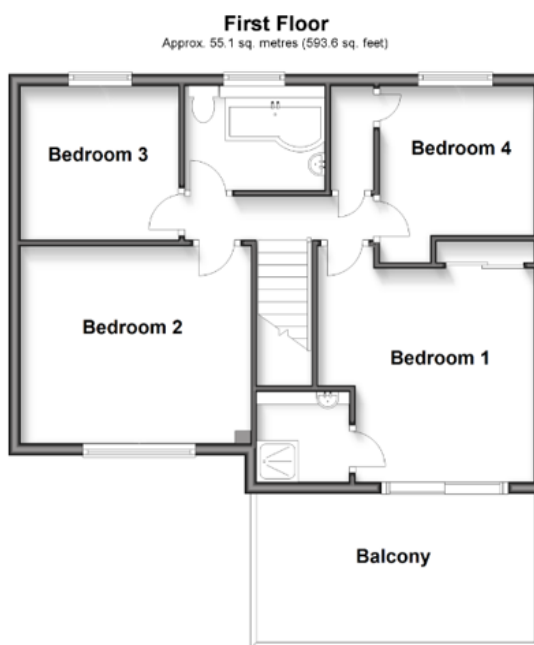
4' 11" x 4' 09" (1.50m x 1.45m)

Balcony

16' 05" x 8' 0" (5.00m x 2.44m)



SANDY DELL, HEMPSTEAD, GILLINGHAM, KENT, ME7 3SZ



EFFICIENCY RATINGS

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
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>.

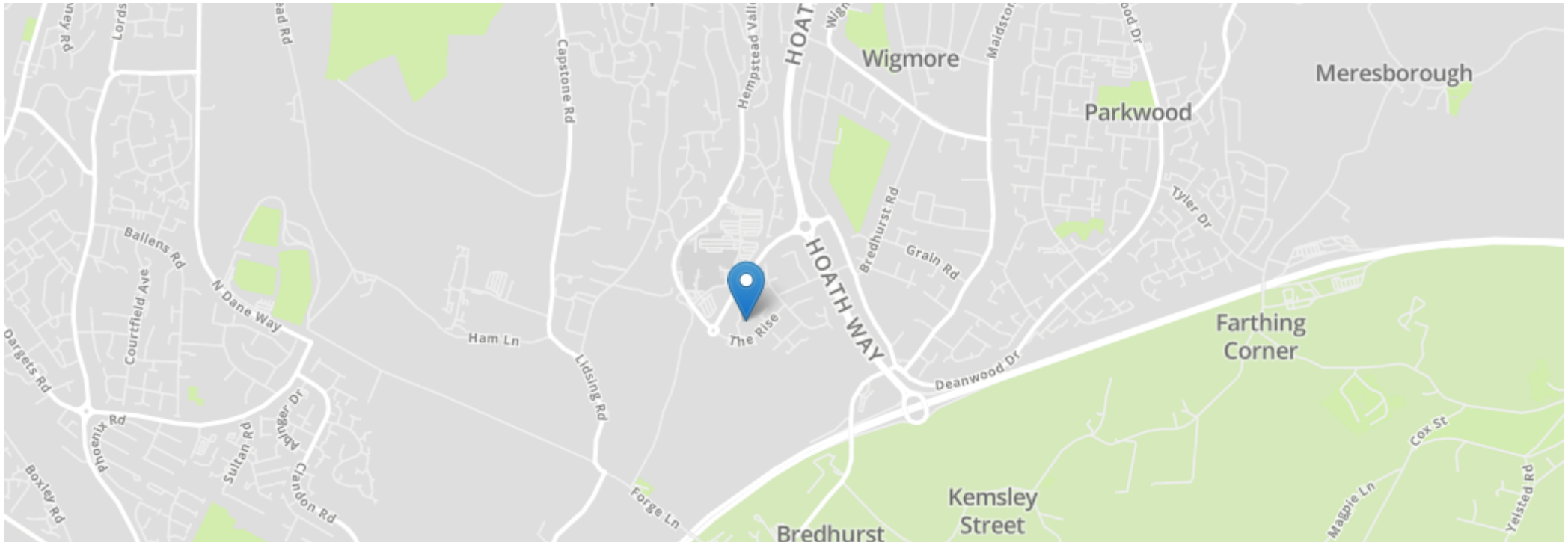
Local Authority

Medway

Band E

Tax Band Amount: £2697.84

PRESTIGE HOMES
NEW HOMES
OVERSEAS
SALES
MORTGAGES
CONVEYANCING



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

SANDY DELL, HEMPSTEAD, GILLINGHAM, KENT, ME7 3SZ



Greyfox Prestige Rainham

67c High Street, Rainham, Gillingham, Kent ME8 7HS
Tel: 01634 377737 | Fax: 01634 757330 | Email: rainham@greyfox.co.uk

greyfox.co.uk/greyfox-prestige