



"Oakley" 323 Hempstead Road Gillingham, ME7 3QJ

GREENLEAF PROPERTY SERVICES are delighted to introduce this imposing and spacious detached family home to the market, in the highly sought-after location of Hempstead, Gillingham. Built by the current vendor in the 1980s, and boasting four bedrooms, two bathrooms, separate large lounge and dining room, kitchen/breakfast room with utility to side and ample space and potential for a downstairs WC, this spacious family home further benefits from an integral garage, generous off road parking with potential for more, and a south facing beautifully established rear garden and patio. Whilst the property has indeed been much loved by the current owners for many years and is ready to move into and enjoy, the opportunity is also there to update, modernise and extend further, subject to the new owners wishes and usual permissions. Properties in this location and with this potential are few and far between, we therefore recommend viewing at your earliest convenience to avoid disappointment.

The layout briefly consists of: Hallway giving access to lounge with double doors through to the dining room, the kitchen/breakfast room leads through to the utility room to side, whilst the integral garage is accessed from the front of property; The upstairs landing gives access to four bedrooms-three doubles and one single, a bathroom and separate shower room. The garden is accessed via the utility and dining room, with side access also from front of house.

Located in the highly sought-after Hempstead location, in the catchment for a variety of schools including Hempstead Primary School and nearby Bredhurst, and overlooking protected ancient woodland, the beautiful Capstone Country Park and Darland Banks are nearby. Hempstead Valley and Gillingham Business Retail Park are within a short distance offering a wide selection of shopping, dining and leisure facilities, whilst all A2/M2/M20 road links are nearby. We look forward to hearing from you soon.

Price Guide £595,000

"Oakley" 323 Hempstead Road

Gillingham, ME7 3QJ



- DETACHED FAMILY HOME
- INTEGRAL GARAGE AND AMPLE OFF-ROAD PARKING
- CLOSE TO HIGHLY REGARDED LOCAL SCHOOLS
- EPC GRADE C / COUNCIL TAX BAND F
- FOUR BEDROOMS / TWO BATHROOMS
- ESTABLISHED SOUTH-EAST FACING GARDEN
- CLOSE TO SHOPPING DINING, PARKS AND LEISURE FACILITIES
- UTILITY ROOM
- SOUGHT-AFTER RESIDENTIAL LOCATION
- CLOSE TO A2/M2/M20 ROAD LINKS

Hallway

10'2" x 6'10" (3.1m x 2.1m)

The attractive oak front door with window to side leads into the spacious entrance hallway, giving access to the lounge, kitchen/breakfast room and stairs up to the first floor, with neutral carpet and decor, wooden door surrounds, banisters and balustrades, and beamed ceiling.

Lounge

19'8" x 13'9" (6.0m x 4.2m)

Good size lounge with feature "Inglenook-style" feature fireplace with brick surround, neutral carpet and decor, large bay window to front with attractive wooden plinth, feature beams, and double doors into dining room from here.

Dining Room

11'11" x 10'5" (3.65m x 3.2m)

Dining room to rear of house with neutral carpet and decor, beams, sliding doors out to the patio, and doorway into kitchen/breakfast room.

Kitchen/Breakfast Room

14'9" x 10'2" (4.5m x 3.1m)

Spacious room with good range of mahogany base and wall units, breakfast bar area, contrasting vinyl worktops, electric hob and oven, integral dishwasher and fridge-freezer, beams, downlighters, window to rear overlooking garden, vinyl flooring, access into utility room from here.

Utility Room

9'2" x 8'0" (2.8m x 2.45m)

Good size utility room with recently new quality boiler located here, basin and built-in cupboard, further useful large storage cupboards, plumbing for washing machine and dryer, window to rear overlooking garden, neutral decor and vinyl flooring, stable door to side of property from here.

Storage Cupboard

5'10" x 3'7" (1.8m x 1.1m)

Located to the side of the Utility Room with access to the side of the property, this large cupboard offers the potential of a downstairs WC subject to new owners wishes.

Landing

18'2" x 7'6" (5.55m x 2.3m)

Spacious landing with window to side and neutral carpet and decor, giving access to four bedrooms, shower room and bathroom, airing cupboard/water tank, and good size loft with potential for further accommodation subject to permissions, boarded and light.

Bedroom One

20'4" x 12'11" (6.2m x 3.95m)

Good size double bedroom with three built-in wardrobes, neutral carpet and decor, two large windows to front of house.

Bedroom Two

12'1" x 11'11" (3.7m x 3.65m)

Double bedroom with two built-in wardrobes either side of an alcove, neutral carpet and decor, window to rear of property.

Bedroom Three

11'1" x 8'10" (3.4m x 2.7m)

Double bedroom with built-in wardrobe, window to rear, neutral carpet and decor.

Bedroom Four

10'2" x 6'8" (3.1m x 2.05m)

Good size single bedroom with neutral carpet and decor, window to front of house, large built-in cupboard.

Bathroom

9'2" x 6'0" (2.8m x 1.85m)

With suite consisting of corner bath, basin/vanity cupboard, WC, partial wall neutral tiles with decorative feature, window to rear.

Shower Room

7'10" x 6'0" (2.4m x 1.85m)

Suite consisting of shower, basin/vanity cupboard, WC, neutral carpet and decor with attractive feature tiles splashbacks, downlighters, window to front of property.

Gardens

Beautifully presented and established south-facing rear garden with a range of plants, shrubs and flowers, access to front from both sides of property, good size paved patio area, all fully fenced.

Garage and Off Road Parking

19'6" x 8'2" (5.95m x 2.5m)

With block paved off-road parking for approx 3 cars, good size front garden offering potential for more off-road parking if desired, fully fenced both sides, gated side access on both sides of property, good size integral garage with double doors, power and light, and potential for further accommodation subject to the new owners wishes and usual permissions.

Agents Note

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, If you require clarification or further information on any points, please contact us. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation

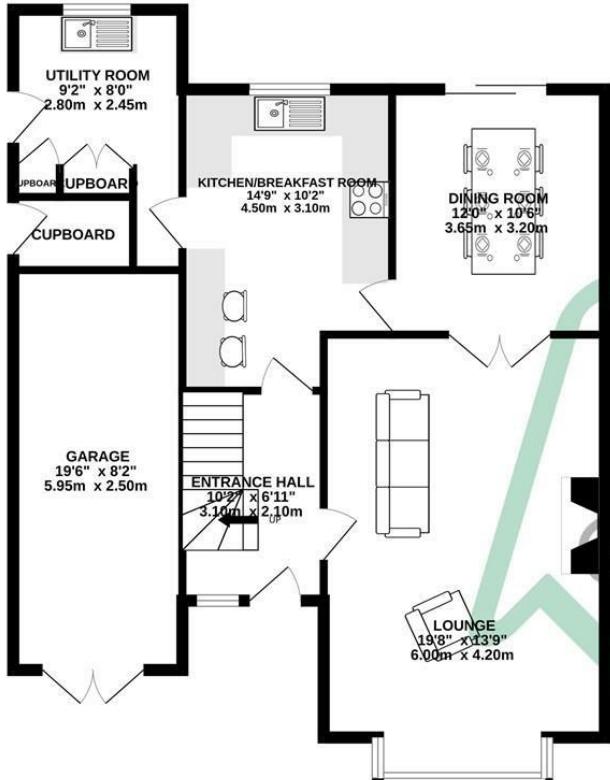
Agents Note

Greenleaf work closely with qualified, trusted and competitive mortgage consultants and local solicitors, enabling clients the time-saving opportunity of keeping all aspects of buying and selling a property under one roof. For this service we receive a fee of between one and two hundred pounds per referral.

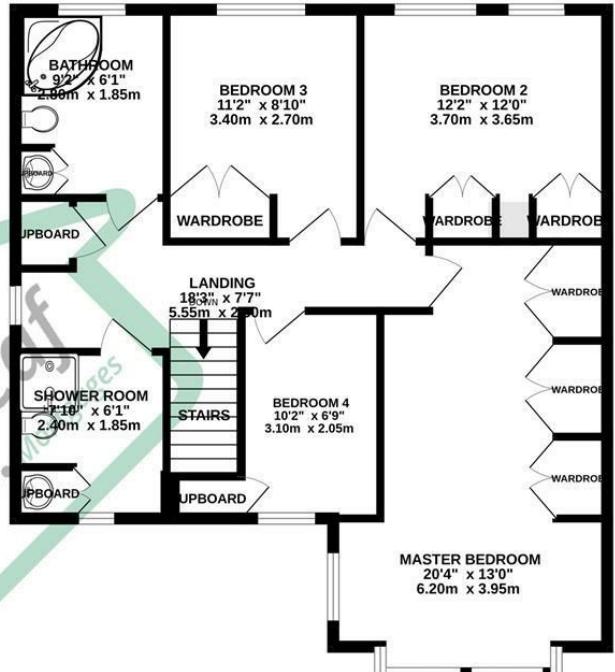
Tel: 01634730672



GROUND FLOOR
879 sq.ft. (81.6 sq.m.) approx.



1ST FLOOR
810 sq.ft. (75.3 sq.m.) approx.



TOTAL FLOOR AREA: 1689 sq.ft. (156.9 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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