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2 Blowers Wood Grove

Hempstead • Gillingham

Price: Asking Price £600,000



2, Blowers Wood Grove, Hempstead, ME7 3RD  
Asking Price £600,000

- FOUR BEDROOM DETACHED HOME
- DOUBLE GARAGE
- DRIVEWAY
- STUDY
- DOWNSTAIRS WC
- EN SUITE TO MASTER BEDROOM
- BEAUTIFULLY LANDSCAPED REAR GARDEN
- CHAIN FREE
- CTAX BAND: F
- EPC RATING: AWAITED

Welcome to Blowers Wood Grove, a charming property located in the picturesque area of Hempstead. This delightful four bedroom detached house boasts a spacious layout, perfect for entertaining guests or relaxing with family.

The addition of an en-suite and downstairs WC adds practicality to the layout, ensuring convenience for residents and visitors alike.

One of the standout features of this property is the beautiful private rear garden, ideal for enjoying outdoor activities or simply unwinding in the fresh air.

Overall, this property at Blowers Wood Grove presents a wonderful opportunity to own a spacious and well-appointed home in a desirable location. Don't miss out on the chance to make this charming house your own and enjoy the comforts it has to offer.

EPC Rating: Awaited.

**Entrance Hall**  
5'11" x 11'5" (1.82m x 3.49m)

**Study**  
10'2" x 8'3" (3.11m x 2.53m)

**Downstairs WC**  
2'3" x 5'7" (0.71m x 1.71m)

**Kitchen**  
10'11" x 12'5" (3.33m x 3.81m)

**Lounge**  
16'5" x 14'11" (5.02m x 4.55m)

**Dining Room**  
11'0" x 10'8" (3.36m x 3.26m)

**Bedroom 1**  
13'10" x 13'2" (4.23m x 4.03m)

**En-Suite**  
5'9" x 6'4" (1.76m x 1.94m)

**Bedroom 2**  
16'6" x 9'11" (5.05m x 3.04m)

**Bedroom 3**  
10'2" x 8'11" (3.11m x 2.72m)

**Bedroom 4**  
10'11" x 7'1" (3.33m x 2.16m)

**Bathroom**  
5'5" x 6'9" (1.66m x 2.06m)

**Garden**

**Double Garage**  
16'9" x 17'11" (5.11m x 5.48m)

#### Important Notice

Harrisons Reeve, their clients and any joint agents give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

2. It should not be assumed that the property has all necessary planning, building regulations or other consents and Harrisons Reeve have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise

#### NB

HARRISONS REEVE recommend a panel of solicitors, including V E White And Co, Burtons Solicitors, Hawkridge and Company and Apex Law as well as the services of Henchurch Lane Financial Services, for which we may receive a referral fee of £150 plus VAT per transaction.



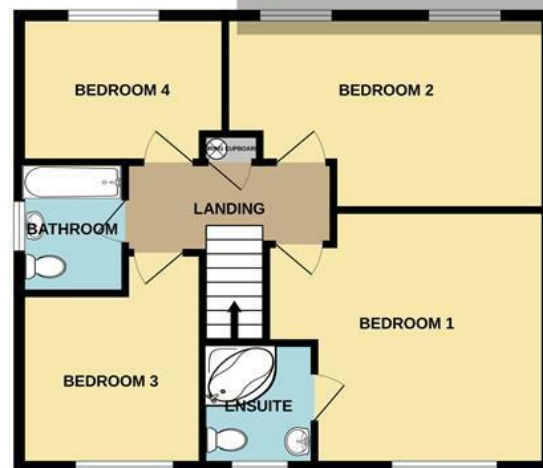
Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>
			EU Directive 2002/91/EC

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GROUND FLOOR  
932 sq.ft. (86.6 sq.m.) approx.



1ST FLOOR  
631 sq.ft. (58.7 sq.m.) approx.



TOTAL FLOOR AREA: 1564 sq.ft. (145.3 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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