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22 Greenfinches

• Hempstead

Price: Asking Price £375,000



22, Greenfinches, , ME7 3PN
Asking Price £375,000

- THREE BEDROOM SEMI DETACHED HOME
- DRIVEWAY & GARAGE TO REAR
- DOWNSTAIRS WC
- CONSERVATORY
- EN SUITE SHOWER
- MODERN BATHROOM
- BEAUTIFULLY LANDSCAPED REAR GARDEN
- OPEN GREEN SPACE TO FRONT
- CTAX BAND: D, EPC RATING: C
- 1,038 SQ FT INC GARAGE

Welcome to Greenfinches, Hempstead - a charming semi-detached house nestled in a peaceful neighbourhood.

Built between 1980-1989, this home exudes character and warmth, offering a blend of modern amenities and classic charm. The en suite bathroom adds a touch of luxury, providing a private sanctuary within the comfort of your own home. Additionally, the convenience of a downstairs WC ensures practicality for everyday living.

Parking is a breeze with space for two vehicles, including a driveway and garage, providing ample storage options. Step outside to discover a lovely garden, ideal for enjoying a morning coffee or hosting summer barbecues with loved ones. Additionally, to the front of the house is an open green space perfect for families with children and the closest park is less than a minutes walk.

Don't miss the opportunity to make this house your home - a perfect blend of comfort, convenience, and character awaits you at Greenfinches.

EPC Rating: C

Porch
2'11" x 4'11" (0.91m x 1.5m)

Entrance Hall
5'10" x 12'4" (1.79m x 3.76m)

Downstairs WC
5'1" x 2'10" (1.57m x 0.88m)

Lounge
10'1" x 14'9" (3.08m x 4.50m)

Dining Area
8'3" x 9'9" (2.52m x 2.98m)

Kitchen
7'10" x 9'9" (2.41m x 2.98m)

Conservatory
8'8" x 9'6" (2.65m x 2.90m)

Landing
8'4" x 4'11" (2.56m x 1.52m)

Bedroom 1
10'7" x 10'3" (3.25m x 3.14m)

En Suite
5'4" x 2'11" (1.65m x 0.91m)

Bedroom 2
7'9" x 11'9" (2.37m x 3.60m)

Bedroom 3
8'5" x 9'9" (2.57m x 2.99m)

Bathroom
5'6" x 8'2" (1.68m x 2.51m)

Garden

Side Garden

Garage
8'7" x 16'7" (2.62m x 5.08m)

Driveway

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, Hawkrigde 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

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	69	
(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 (CO₂) 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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GROUND FLOOR
644 sq.ft. (59.9 sq.m.) approx.

1ST FLOOR
394 sq.ft. (36.5 sq.m.) approx.



NOT TO SCALE - FOR ILLUSTRATION ONLY

TOTAL FLOOR AREA: 1038 sq.ft. (96.5 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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