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www.harrisonsreeve.com



119 Birch Grove

• Hempstead

Price: Offers In Excess Of £450,000





119, Birch Grove, , ME7 3RG  
Offers In Excess Of £450,000

- OFFERS IN EXCESS OF £450,000
- FOUR BEDROOMS
- SEMI-DETACHED
- CONSERVATORY
- DOWNSTAIRS SHOWER ROOM
- DOWNSTAIRS STUDY
- DRIVEWAY FOR TWO CARS
- FAMILY BATH/SHOWER ROOM
- MEDWAY COUNCIL TAX BAND D
- EPC RATING C

Harrisons Reeve are pleased to be marketing this SEMI-DETACHED HOUSE in the sought HEMPSTEAD location. Priced at offers in excess of £450,000.

The house comprises of; entrance, shower room, lounge, dining room, kitchen, study, conservatory and the first floor has a family bath/shower room and FOUR bedrooms.

The property has the benefit of a driveway.

Medway council tax band - D EPC rating C

Please call the office to book a viewing - we are open 7 days a week and bank holidays.

## GROUND FLOOR

### ENTRANCE HALL

6'6" x 2'11" (2.0 x 0.9)

Door leading into the entrance hall. door to the shower room, radiator and stairs to the first floor.

### SHOWER ROOM

5'6" x 4'11" (1.7 x 1.5)

Tiled wall, corner shower cubicle, sink with vanity unit, frosted double glazed window to the front, heated towel rail, low level WC and under floor heating.

### LOUNGE

13'9" x 11'9" (4.2 x 3.6)

Double glazed window to the front, electric fire, two radiators and French doors leading to the dining room.

### DINING ROOM

10'2" x 8'2" (3.1 x 2.5)

Radiator and bifold doors leading into the conservatory.

### KITCHEN

12'1" x 10'2" (3.7 x 3.1)

With base and eye level units, InSinkErator hot tap and food waste disposal. Underfloor heating, double glazed door leading to the rear garden, integrated washing machine, dishwasher. There is an electric cooker and hob, extractor fan above, integrated microwave. Door leading to the study.

### STUDY

7'10" x 4'11" (2.4 x 1.5)

Built in storage, underfloor heating, and double glazed window to the side.

### CONSERVATORY

15'5" x 9'2" (4.7 x 2.8)

With underfloor heating. double glazed window and double glazed sliding door leading to the rear garden.

## FIRST FLOOR

### LANDING

7'6" x 5'10" (2.3 x 1.8)

With loft access - the owners have informed us there is a ladder, light boarded and the boiler.

### BEDROOM 1

13'1" x 8'6" (4.0 x 2.6)

With built in wardrobe, double glazed window and electric heater.

### BEDROOM 2

11'9" x 10'5" (3.6 x 3.2)

With two double glazed windows. built in wardrobe, cupboard and radiator.

### BEDROOM 3

9'6" x 8'10" (2.9 x 2.7)

Radiator and double glazed window.

### BEDROOM 4

8'6" x 4'7" (2.6 x 1.4)

Underfloor heating and double glazed window.

### BATH/SHOWER ROOM

12'1" x 6'6" (3.7 x 2.0)

Underfloor heating, walk in shower cubicle, two frosted double glazed windows, bath, vanity unit, sink and heated towel rail.

### GARDENS

FRONT - Blocked paved with parking for two cars.

REAR - Approx 60 x 30ft South facing, with side access, patio area, there is a shed, the rest is laid to lawn and there is a shed with power and light.

### NB

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

### 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





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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GROUND FLOOR  
620 sq.ft. (57.6 sq.m.) approx.

1ST FLOOR  
432 sq.ft. (40.2 sq.m.) approx.



TOTAL FLOOR AREA : 1052 sq.ft. (97.7 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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