

01634 379 799

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FOR SALE
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130 Hempstead Road

• Hempstead

Price: £600,000



130, Hempstead Road, ME7 3RH
£600,000

- 5/6/7 BEDROOM SEMI DETACHED FAMILY HOME
- POPULAR HEMPSTAD LOCATION
- APPROX 2517 SQ FT
- DRIVEWAY TO FRONT PROVIDING OFF ROAD PARKING FOR 3 CARS
- TIDY AND WELL MAINTAINED REAR GARDEN OF APPROX 40' IN DEPTH
- EPC RATING "C"; MEDWAY COUNCIL TAX BAND "E"
- CLOSE TO LOCAL AMENITIES, TRANSPORT LINKS, SCHOOLS & HEMPSTEAD VALLEY SHOPPING CENTRE
- 2 EN-SUITES, FAMILY BATHROOM & DOWNSTAIRS WC
- EXTENDED ACCOMMODATION

Nestled on the desirable Hempstead Road in Hempstead, this impressive property offers a remarkable blend of space and comfort, making it an ideal family home. With an expansive layout, the residence boasts three well-appointed reception rooms, providing ample space for both relaxation and entertaining.

The property features six/seven generously sized bedrooms, ensuring that there is plenty of room for family members or guests. Each bedroom is designed to offer a peaceful retreat, with natural light flooding in to create a warm and inviting atmosphere.

In addition to the spacious living and sleeping areas, the home includes three modern bathrooms, thoughtfully designed to cater to the needs of a busy household. This ensures convenience and privacy for all residents.

Situated in a sought-after location, this property is well-connected to local amenities, schools, and transport links, making it an excellent choice for families and professionals alike. The surrounding area offers a blend of urban convenience and suburban tranquillity, providing a perfect backdrop for everyday living.

This remarkable home in Hempstead Road is a rare find, combining generous living space with a prime location. It presents an exceptional opportunity for those seeking a spacious and versatile property in Hempstead. Do not miss the chance to make this splendid residence your forever home!

Porch

Double glazed entrance door, double glazed door to :

Entrance Hall

20'3" x 6'3" (6.19m x 1.92m)
Stair case to first floor. Radiator.

Reception Room

17'4" x 8'5" (5.30m x 2.57m)
Double glazed window to front, built in cupboard housing boiler..
Radiator.

Kitchen

13'10" x 10'2" red to 8'1" (4.24m x 3.12m red to 2.47m)
Double glazed window to front. Fitted kitchen comprising base and eye level units with work surfaces over. Space for fridge/freezer. Space for Range oven. Space and plumbing for dish washer.

Lounge

17'8" x 13'11" (5.39m x 4.25m)
Double glazed French doors to rear. 2 radiators.

Dining Room

27'4" x 11'6" red to 9'10" (8.35m x 3.52m red to 3.00m)
2 radiators. Double glazed sliding door to rear garden

WC

Frosted double glazed window to front, white low level WC and vanity unit with inset sink unit.

Utility Room

Double glaze door to garden. Space and plumbing for washing machine and tumble dryer.

First Floor Landing

Built in double wardrobe



Bedroom 2

14'0" x 12'2" (4.27m x 3.72m)
Double glazed window to front, radiator.

En Suite

6'11" x 5'8" (2.12m x 1.75m)
Double glazed window to side. Suite comprising panelled bath, low level WC and pedestal wash hand basin.

Bedroom 3

11'0" to front of wardrobes x 10'11" (3.37m to front of wardrobes x 3.35m)
Double glazed window to rear, radiator, built in wardrobes.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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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Bedroom 4

12'1" x 10'11" red to 8'11" (3.70m x 3.35m red to 2.74m)
Double glazed window to rear, radiator, built in wardrobes.

Family Bathroom

9'10" x 5'9" (3.02m x 1.77m)
4 piece suite comprising corner bath, shower cubicle, low level WC and pedestal wash hand basin. Towel rail.

Bedroom 5

13'1" x 7'8" (4.01m x 2.34m)
Double glazed window to front, radiator.

Second Floor Landing

Built in double wardrobe.

Bedroom 1

21'3" x 9'1" (6.48m x 2.77m)
3 double glazed windows to rear, 2 radiators, twin built in wardrobes.

En-Suite bathroom

8'0" x 5'10" (2.46m x 1.78m)
Double glazed window to side. Suite comprising panelled bath with shower attachment, low level WC and pedestal wash hand basin.

Bedroom/Office

13'3" x 7'3" (4.06m x 2.21m)
"Velux" window to front, radiator, built in eaves storage.

Bedroom/Office

11'8" x 7'2" (3.56m x 2.19m)
"Velux" window to front, radiator, built in eaves storage.

Exterior



Rear Garden

Approx. 40' in depth laid to paved patio and artificial lawn areas. Fenced to boundaries. side pedestrian access. Outside power sockets. Shed to remain. Outside tap.

Frontage

Driveway to front providing off road parking for 3 cars. Outside tap. Outside power soceks.

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.

Member agent

The agent is a member of The Property Ombudsman Limited, which is a redress scheme, and Propertymark, which is a client money protection scheme.

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

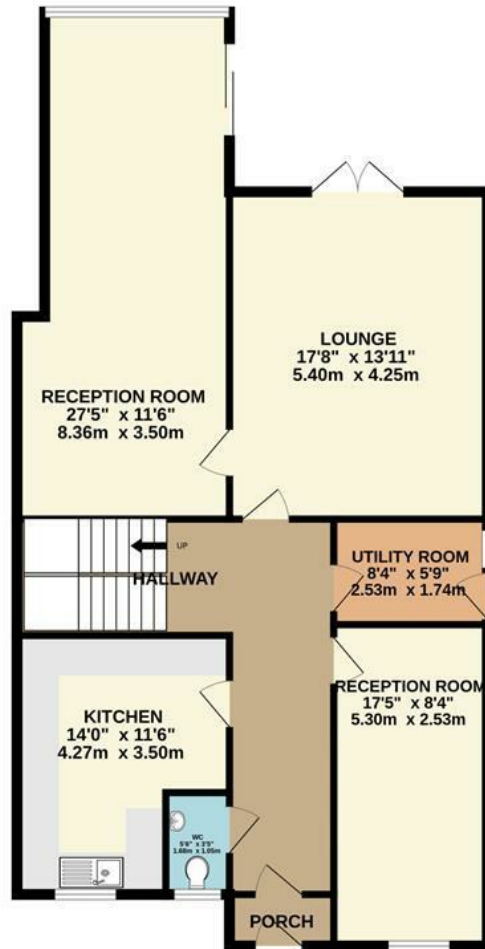


AML Charges

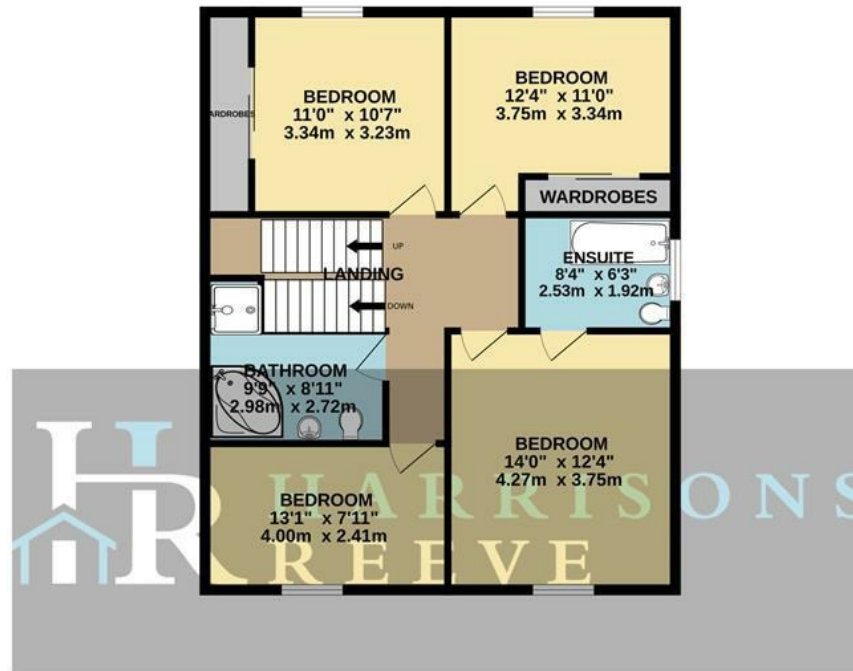
Should a purchaser(s) have an offer accepted on a property marketed by Harrisons Reeve, the purchaser(s) will need to undertake an identification check. This is carried out in order to meet our obligation under the Anti Money Laundering Regulations (AML) and is a legal requirement. Whilst we do request and check ID documents, we also use a third-party service to verify your identity. The cost of these checks is £15 inc VAT per purchaser, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable under any circumstances.



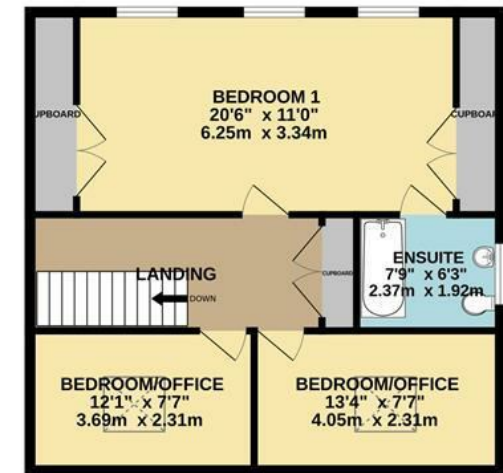
GROUND FLOOR
1092 sq.ft. (101.4 sq.m.) approx.



1ST FLOOR
794 sq.ft. (73.8 sq.m.) approx.



2ND FLOOR
631 sq.ft. (58.6 sq.m.) approx.



TOTAL FLOOR AREA : 2517 sq.ft. (233.8 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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