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**HARRISONS
REEVE**

42 Barncroft Drive

Hempstead • Gillingham

Price: Offers In Excess Of £425,000



42, Barncroft Drive, Hempstead, ME7 3TJ
Offers In Excess Of £425,000

- 3 BEDROOM LINK DETACHED HOME IN POPULAR HEMPSTEAD LOCATION!!
- NO ONWARD CHAIN!! CUL-DE-SAC POSITION
- GARAGE AND DRIVEWAY FOR 2 CARS
- APPROX 1,088 SQ FT INC GARAGE
- OPEN PLAN LOUNGE/KITCHEN/DINING AREA
- DOWNSTAIRS WC, FAMILY BATHROOM, EN-SUITE TO BEDROOM 1
- MEDWAY COUNCIL TAX BAND "D"; EPC RATING "D"
- STUDY/OFFICE TO THE GROUND FLOOR
- FURTHER SCOPE AVAILABLE, SUBJECT TO NECESSARY CONSENTS GRANTED
- SHOW HOME CONDITION, A MUST VIEW!!!

Nestled in the sought-after area of Hempstead, this charming link-detached house on Barncroft Drive offers a perfect blend of comfort and convenience. Spanning an impressive 1,098 square feet, this property is ideal for families or those seeking a spacious home.

The house boasts a fantastic open plan lounge/living/dining area, providing ample space for relaxation and entertaining guests. With three well-proportioned bedrooms, there is plenty of room for everyone to enjoy their own private space. The property also features two modern bathrooms, ensuring that morning routines run smoothly for all occupants.

Built in 1985, this home has been maintained to a high standard and is presented in turn-key condition, allowing you to move in without the need for any immediate renovations. The popular residential location adds to the appeal, with local amenities, schools, and parks just a stone's throw away, making it an excellent choice for families.

For those with vehicles, the property offers parking for up to three cars, a valuable feature in this desirable neighbourhood.

In summary, this link-detached house on Barncroft Drive is a wonderful opportunity for anyone looking to settle in a vibrant community while enjoying the comforts of a spacious and well-appointed home. Don't miss the chance to make this delightful property your own.

Porch

Double glazed sliding door to:

Entrance Hall

Open Plan Lounge/Diner/Kitchen

28'6" x 15'1" max (8.71m x 4.62m max)

Double glazed window to front. Double glazed French doors to rear garden, 2 radiators. Modern high gloss fitted kitchen with integrated fridge/freezer and dish washer. Space and plumbing for washing machine.

Study/Office

7'4" x 7'2" (2.25m x 2.20m)

Double glazed window to rear.

Landing

Access to loft space, built in storage cupboard. Radiator.

Bedroom 1

14'5" x 9'0" (4.40m x 2.75m)

Double glazed window to front, radiator, Door to :

En-Suite

Modern white fitted suite comprising shower cubicle, WC and wash hand basin. Double glazed window. Chrome heated towel rail.

Bedroom 2

11'1" x 7'6" (3.40m x 2.30m)

Double glazed window to rear, radiation, built in double wardrobe.

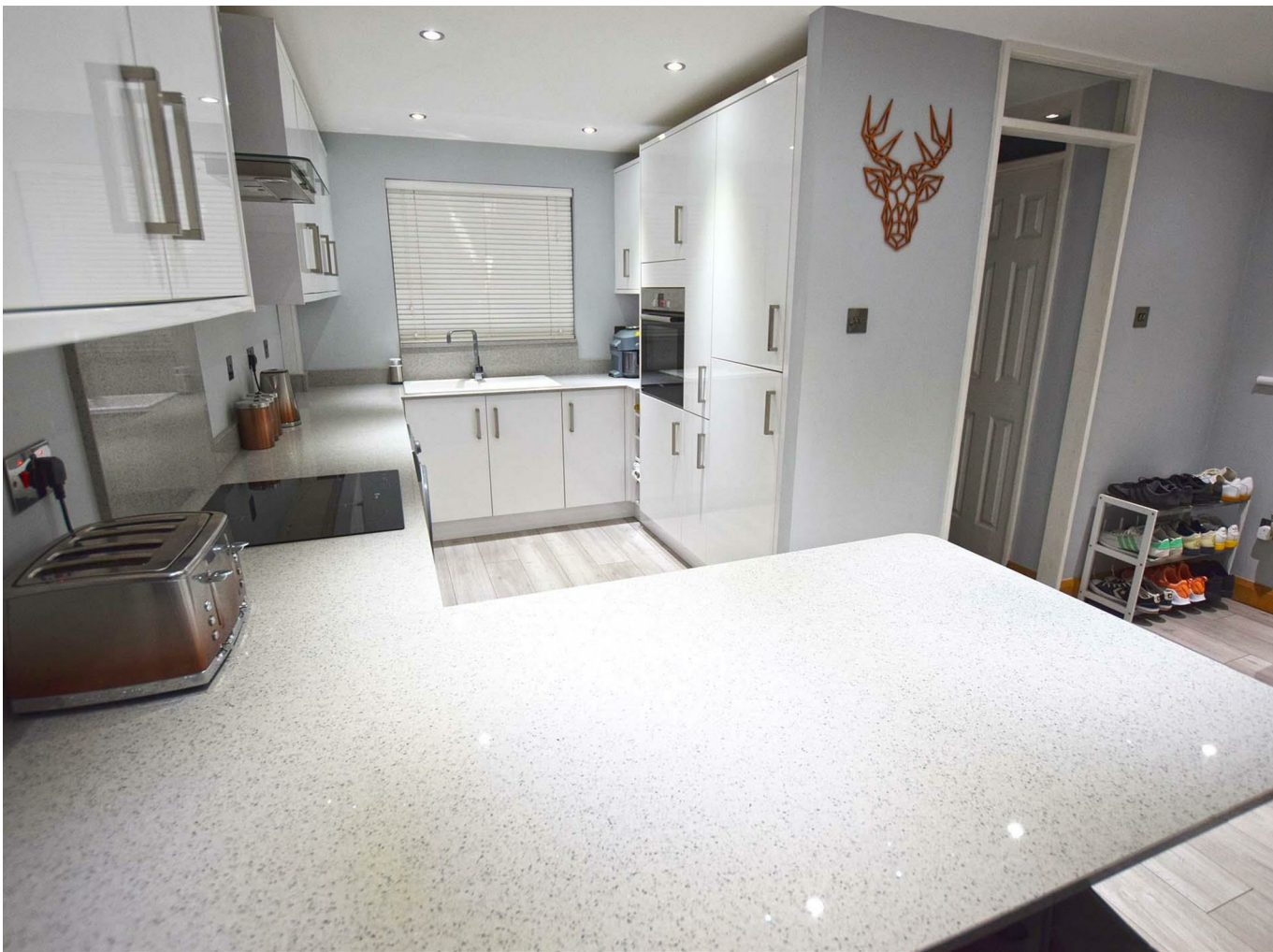
Bedroom 3

7'6" x 6'10" (2.30m x 2.10m)

Double glazed window to rear, radiator.

Bathroom

Modern 3 piece suite comprising bath with shower unit over, WC and wash hand basin. Double glazed window to side.



Exterior

Rear Garden

Approx. 25' in depth mainly laid to lawn. Fenced to boundaries. Door to garage

Frontage

Garage

Up and over door.

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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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.

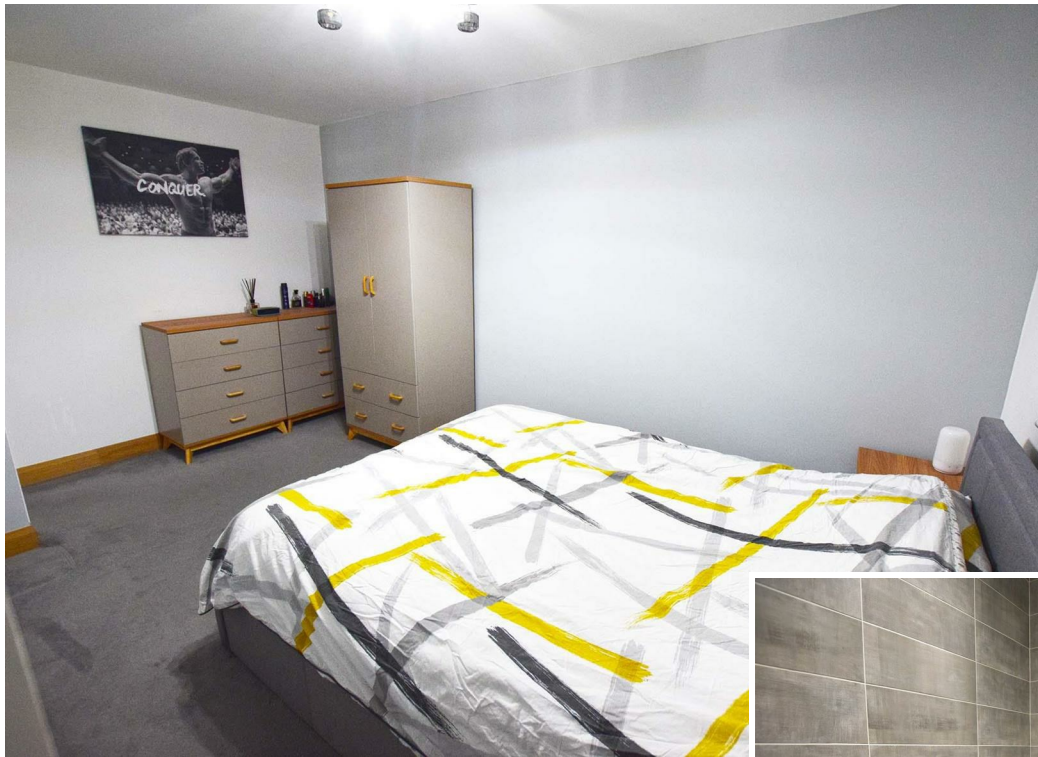
2. It should not be assumed that the property has all necessary planning, building regulations or other consents and Harrisons Reeve have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise

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
657 sq.ft. (61.0 sq.m.) approx.

1ST FLOOR
431 sq.ft. (40.1 sq.m.) approx.



TOTAL FLOOR AREA: 1088 sq.ft. (101.1 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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