01634 379 799

www.harrisonsreeve.com

15 Lambsfrith Grove

• Hempstead

Price: £550,000

15, Lambsfrith Grove, , ME7 3RU
£550,000

- 4 BEDROOM DETACHED FAMILY RESIDENCE IN SOUGHT AFTER HEMPSTEAD LOCATION
- INTEGRAL GARAGE AND DRIVEWAY TO FRONT
- LOUNGE/DINING ROOM, KITCHEN/BREAKFAST ROOM, LARGE HALLWAY, WC AND UTILITY ROOM TO GROUND FLOOR
- 2 DOUBLE BEDROOMS, BEDROOM 1 WITH EN-SUITE WC AND 2 FURTHER SINGLE BEDROOMS
- LARGE FAMILY BATHROOM WITH 4 PIECE SUITE
- APPROX. 1,373 ST FT (INCLUDING GARAGE)
- POTENTIAL TO EXTEND SUBJECT TO NECESSARY CONSENTS GRANTED
- EPC RATING AWAITED "C"; MEDWAY COUNCIL TAX BAND "F"
- NO ONWARD CHAIN!!

Welcome to Lambsfrith Grove, Hempstead!

The perfect blend of modern comfort and tranquil living.

Nestled in the highly sought-after and charming area of Lambsfrith Grove, Hempstead, this delightful detached family home offers the ultimate retreat for modern living. Built in 1999, the property perfectly balances contemporary functionality with a warm, welcoming atmosphere-making it an exceptional find for growing families or anyone seeking their own peaceful haven.

Why You'll Love This Home:

A true blank canvas: Ready for you to move straight in and make it your own! Whether you're dreaming of a stylish, trendy abode or a cozy family hub, this property offers the perfect layout to fulfil your vision.
Space and privacy: Enjoy the luxury of a detached property, offering total privacy, independence, and ample room to relax and entertain after a long day.
The best of both worlds: Situated in a peaceful, tight-knit neighbourhood, you are just moments away from everything you need.

An Unbelievable Location.

Location is everything, and this home delivers. You'll be conveniently close to the vibrant Hempstead Valley Shopping Centre, popular local schools, lush parks, and everyday amenities. Plus, with excellent transport links, commuting to nearby towns and cities is an absolute breeze.

Don't miss the chance to own a piece of modern living in the heart of Hempstead. Properties in this desirable pocket don't stay on the market long!

Ready to See It Yourself?

Contact us today to arrange your private viewing before its gone!

Entrance Hall
16'11" x 6'7" (5.16m x 2.03m)

Lounge/Diner
19'10" x 12'9" (6.06m x 3.89m)

Kitchen/Breakfast Room
15'5" x 8'7" (4.71m x 2.64m)

Utility Room

Downstairs WC

Landing

Bedroom 1
14'2" inc door recess x 11'5" (4.34m inc door recess x 3.49m)

En-Suite WC

Bedroom 2
12'10" max x 10'10" (3.93m max x 3.32m)

Bedroom 3
8'8" x 8'8" (2.66m x 2.66m)

Bedroom 4
8'9" x 8'7" (2.67m x 2.64m)

Family Bathroom
10'9" x 5'8" (3.28m x 1.75m)

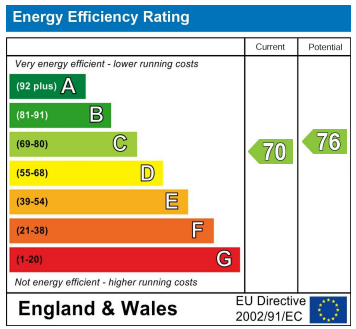
Integral Garage

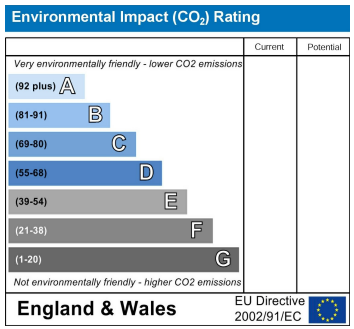
Exterior

Rear Garden
Approx. 40' x 40' mainly laid to lawn and a paved patio area.

Frontage
Driveway providing off road parking for 2 cars.

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.





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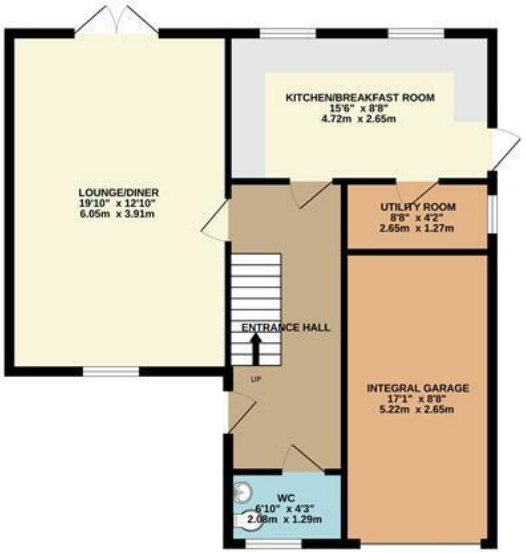
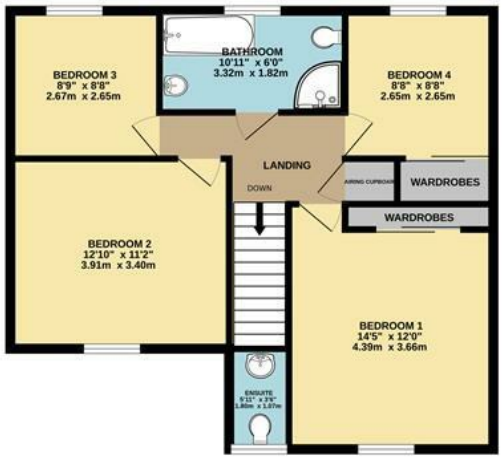
GROUND FLOOR
719 sq.ft. (66.8 sq.m.) approx.



HARRISONS

1ST FLOOR
654 sq.ft. (60.7 sq.m.) approx.



TOTAL FLOOR AREA : 1373 sq.ft. (127.5 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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The Property Ombudsman