



# Sandy Dell

Hempstead | Gillingham | ME7 3SZ



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Hempstead, Gillingham, ME7 3SZ

Guide Price £550,000 to £600,000

Freehold

Robinson Michael and Jackson are delighted to offer this Beautifully presented Four-bedroom detached family home in Sandy Dell. Walking Distance Hempstead Valley Shopping Centre.

## Benefitting from:

- 1871.4 Square Feet
- 0.3 Miles to Hempstead Valley Shopping Centre
- Excellent Local Schools
- Ensuite to Master Bedroom
- Landscaped Rear Garden
- Garage and Driveway
- Ideal Family Home
- Viewing Highly Recommended
- Council Tax: E
- EPC Rating: C



## Accommodation

**Entrance** 1.75m x 1.32m (5'9" x 4'4") Double glazed front door. Storage cupboard. Radiator.

**Cloakroom** 2.13m x 1.12m (7' x 3'8") Double glazed window to front. Low level WC. Wash hand basin. Tiled flooring.

**Lounge** 6.1m x 3.86m (20' x 12'8") Patio doors to rear. Double glazed window to front. Carpet. Two radiators.

**Reception Room** 4.7m x 4.3m (15'5" x 14'1") Stairs to first floor. Carpet. Radiator.

**Study** 4.14m x 3.53m (13'7" x 11'7") Double glazed window to front. Velux window. Carpet. Radiator.

**Kitchen** 4.1m (13'5") Double glazed doors to rear. Two double glazed windows. Range of wall and base units with worksurface over. Integrated dishwasher. Space for appliances. Tiled flooring. Radiator.

**Utility Room** 2.54m x 1.04m (8'4" x 3'5") Space for washing machine and tumble dryer. Vinyl flooring.

**Landing** 3.23m x 1.73m (10'7" x 5'8") Access to part boarded loft. Carpet.

**Bedroom One** 4.75m x 3.5m (15'7" x 11'6") Double glazed window to front. Fitted wardrobes. Carpet. Radiator.

**Ensuite** 2.57m x 1.04m (8'5" x 3'5") Low level WC. Vanity wash hand basin. Tiled flooring. Heated towel rail. Enclosed shower.

**Bedroom Two** 3.96m x 3.35m (13' x 11') Double glazed window to front. Fitted wardrobes. Carpet. Radiator.

**Bedroom Three** 3.5m x 2.64m (11'6" x 8'8") Double glazed window to rear. Fitted wardrobes. Airing cupboard. Carpet. Radiator.

**Bedroom Four** 2.64m x 2.62m (8'8" x 8'7") Double glazed window to rear. Carpet. Radiator.

**Bathroom** 2.36m x 1.68m (7'9" x 5'6") Double glazed window to rear. Low level WC. Vanity wash hand basin. Bath with shower over. Heated towel rail. Vinyl flooring.





## Exterior

**Rear Garden** West facing. Side access. Decked area. Tap. Bordered edges. Access to garage. Shed. Rear access.

**Garage** 5.33m x 5.2m (17'6" x 17'1") Electric shutter door. Power and lighting.

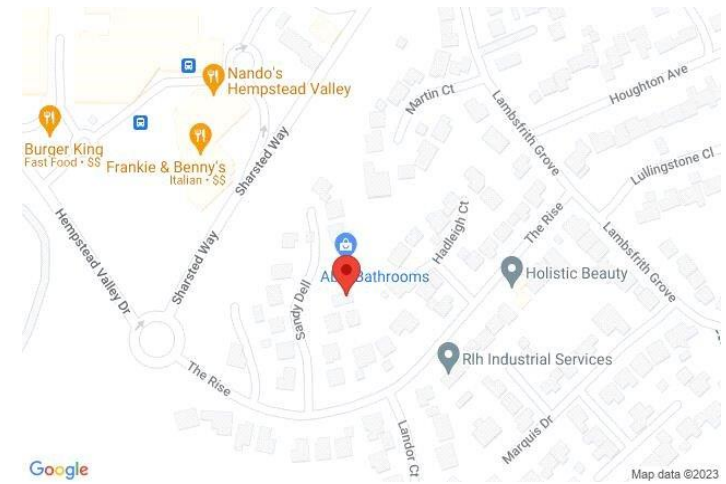
**Parking** Parking for multiple cars to rear.

## Additional Information

Rainham and Gillingham lie in the Medway, both being circled by charming semi-rural villages. There are several shopping destinations for residents, including Hempstead Valley Shopping Centre and Gillingham Business Retail Park, as well as an abundance of local pubs and restaurants. Both towns are served by well-respected schools, including Rainham Mark Grammar.

Rainham and Gillingham have oodles of open space and facilities, including Capstone Country Park, Berengrave Nature Reserve, Riverside Country Park, the Planet Ice Skating Rink, the Ski & Snowboard centre and Great Lines Heritage Park





## Important Notice

These particulars do not form part of an offer or contract and must not be relied upon as statements or representation of fact. Any areas, measurements, journey times or distances are approximate. The text, images, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and we have not tested any services, equipment or facilities. References to tenure are based on information supplied by the seller. Buyer should verify all information themselves by inspection or otherwise prior to a legal commitment to purchase. Photos and images are subject to copyright.



**FOR MORE INFORMATION  
CONTACT US TODAY.**

Lee Franklin - Branch Partner

01634 263000

Robinson Michael & Jackson

17 High Street,

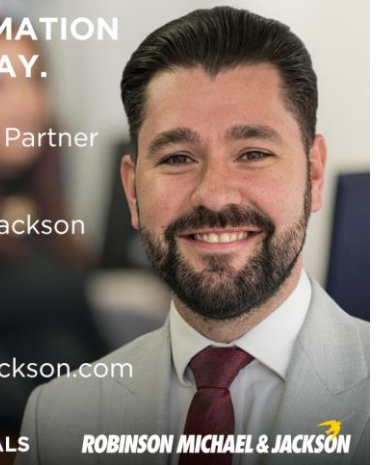
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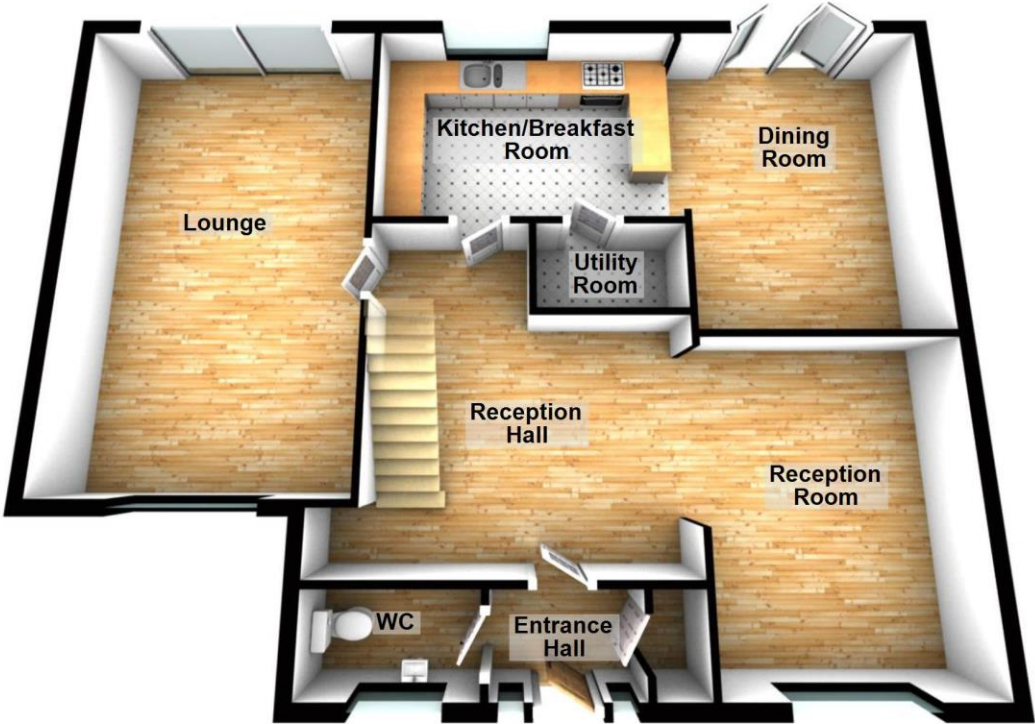
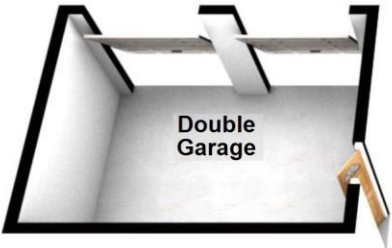
[rainham@robinson-jackson.com](mailto:rainham@robinson-jackson.com)

SALES | MORTGAGES | LEGALS

**ROBINSON MICHAEL & JACKSON**



Ground Floor



First Floor



Total area: approx. 1871.4 sq. feet

Please be advised this plan is offered for marketing purposes only. It can not be relied upon for exact or precise measurements, angles, window or door openings. Whilst every effort is made to ensure the accuracy the company or provider accepts no responsibility for the content.  
Plan produced using PlanUp.

