



**Ferndown Close**  
Gillingham | ME7 3SN



# Ferndown Close

## Hempstead, Gillingham, ME7 3SN

View our video tour around Ferndown Close -  
<https://youtu.be/1nQ0IT9gVMk>

Offered for sale is this deceptively spacious and secluded five bedroom detached family home, which is set over two floors and located on a sought after road in Hempstead. This stunning property is a real must see and provides a lifestyle of modern living with family and friends at the heart of its contemporary design.

The ground floor of the property offers four reception rooms; including a lounge with adjoining dining room via French doors, a Study, and family room

- Five Bedroom Detached Home
- Sought After Hempstead Location
- Four Reception Rooms
- Double Garage
- Attractive Kitchen and Bathroom
- Chain Free
- Council Tax Band E £2324,96

Offers Over £500,000



## Entrance Lobby

## Lounge

14'4" by 12'11" (4.37 by 3.96)

## Dining room

14'4" by 12'11" (4.37 by 3.96)

## Family Room

16'4" by 10'0" (4.99 by 3.05)

## Kitchen Breakfast Room

13'10" by 11'2" (4.22 by 3.42)

## Utility Room

11'2" by 5'10" (3.42 by 1.78)

## Office/Play room

10'0" by 9'8" (3.06 by 2.95)

## Cloakroom WC

## Master bedroom

11'8" by 11'0" (3.56 by 3.37)

## En Suit

8'3" by 8'0" (2.54 by 2.44)

## Bedroom Two

14'4" by 12'11" (4.37 by 3.96)

## Bedroom Three

12'1" by 11'2" (3.69 by 3.42)

## Bedroom Four

11'2" by 8'0" (3.42 by 2.45)

## Bedroom Five

8'5" by 8'0" (2.58 by 2.45)

## Family Bathroom

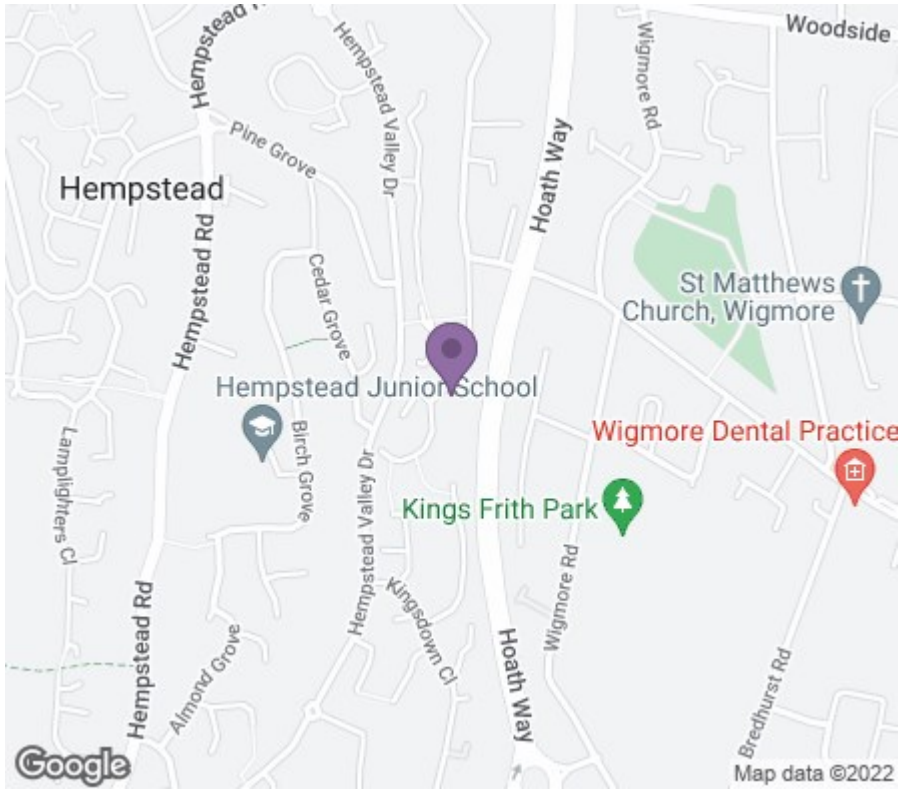
10'2" by 5'6" (3.11 by 1.68)

## External

## Double Garage

17'0" by 16'6" (5.19 by 5.03)





TOTAL FLOOR AREA: 1953 sq.ft. (181.5 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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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	77	84

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		



CR Real Estate endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.