



**Three Bedroom Link Detached House**  
Holtwood Close, Parkwood, Gillingham, Kent, ME8 9LD

**Guide Price £375,000**  
Freehold

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## Description

Guide Price £375,000 - £400,000. If you're searching for your next family home, this spacious link detached property in the heart of Parkwood, could be the one for you! Located close to several well regarded primary and secondary schools, excellent bus links, easy access to the M2, Hempstead Valley and Parkwood Shopping Centres the location is perfect.

The home welcomes you with a large tiled entrance hallway, leading to a convenient w/c, a well equipped kitchen/breakfast room with ample work surfaces, and Rangemaster oven perfect for the budding chef. The breakfast bar provides a casual dining option, and the large under stairs utility cupboard offers excellent additional storage. At the heart of the home is the generously sized lounge with ample space for furniture, feature fireplace with marble surround and oak-effect flooring, creating a cosy atmosphere. Sliding doors lead into the dining room which opens onto the tiered south-facing garden, complete with a patio area and lawn. Upstairs on the landing there is a large airing/storage cupboard housing the recently fitted Worcester boiler, two sizeable double bedrooms with built-in wardrobes, a larger than average single bedroom currently used as an office, and a modern family shower room with a large walk-in shower.

Externally, the property boasts a large driveway with parking for multiple vehicles and an integral garage with electric doors, offering potential for extension. The home is equipped with CCTV, an alarm system and has seen recent updates including a renewed main roof with a 25-year guarantee, a refreshed garage roof, and a "Cosy" roof to the dining room. With so much to offer, this property is not to be missed. Contact Greyfox Sales and Lettings in Rainham today to arrange your viewing!

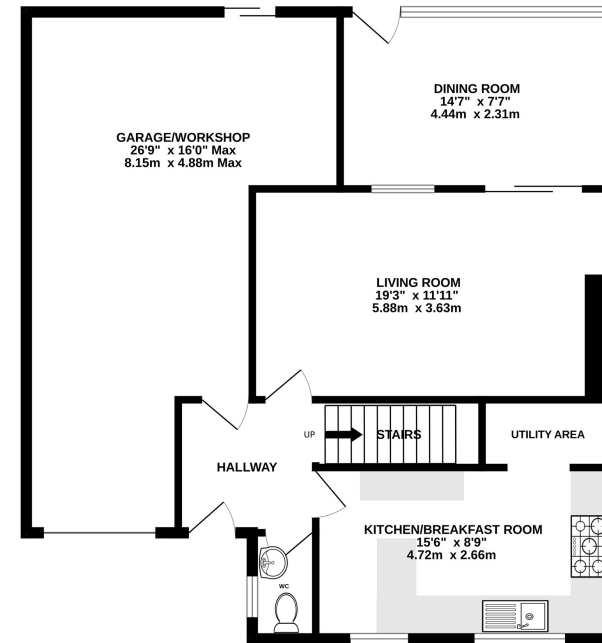
## Key Features

- Link Detached Home
- Popular & Sought After Parkwood Location
- Three Generous Bedrooms
- Well Appointed Kitchen/Breakfast Room
- Separate Dining Room/Conservatory
- Potential For Further Development (STRPP)
- Upstairs Family Shower Room & Downstairs W/C
- South Facing Garden measuring approx 31'10 x 29'09 ft

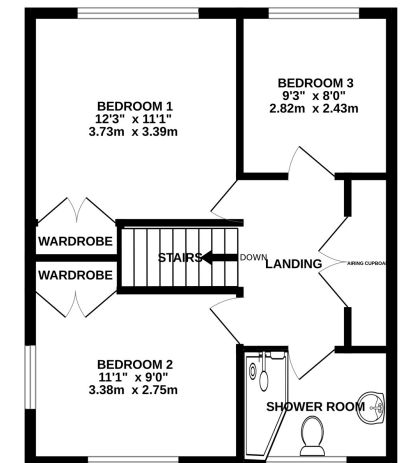
## Local Area

Parkwood is located on the southern side of Rainham with good road links to the M2/M20 and is served by Rainham Station into central London. Parkwood offers a variety of schools and amenities and enjoys a pleasant position on the edge of rural Kent.

GROUND FLOOR  
958 sq.ft. (89.0 sq.m.) approx.



1ST FLOOR  
474 sq.ft. (44.0 sq.m.) approx.



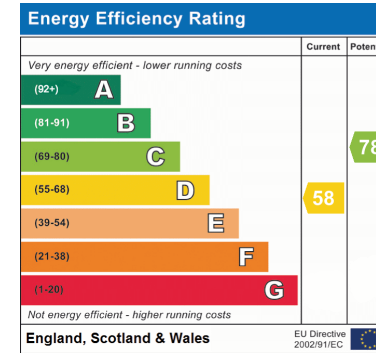
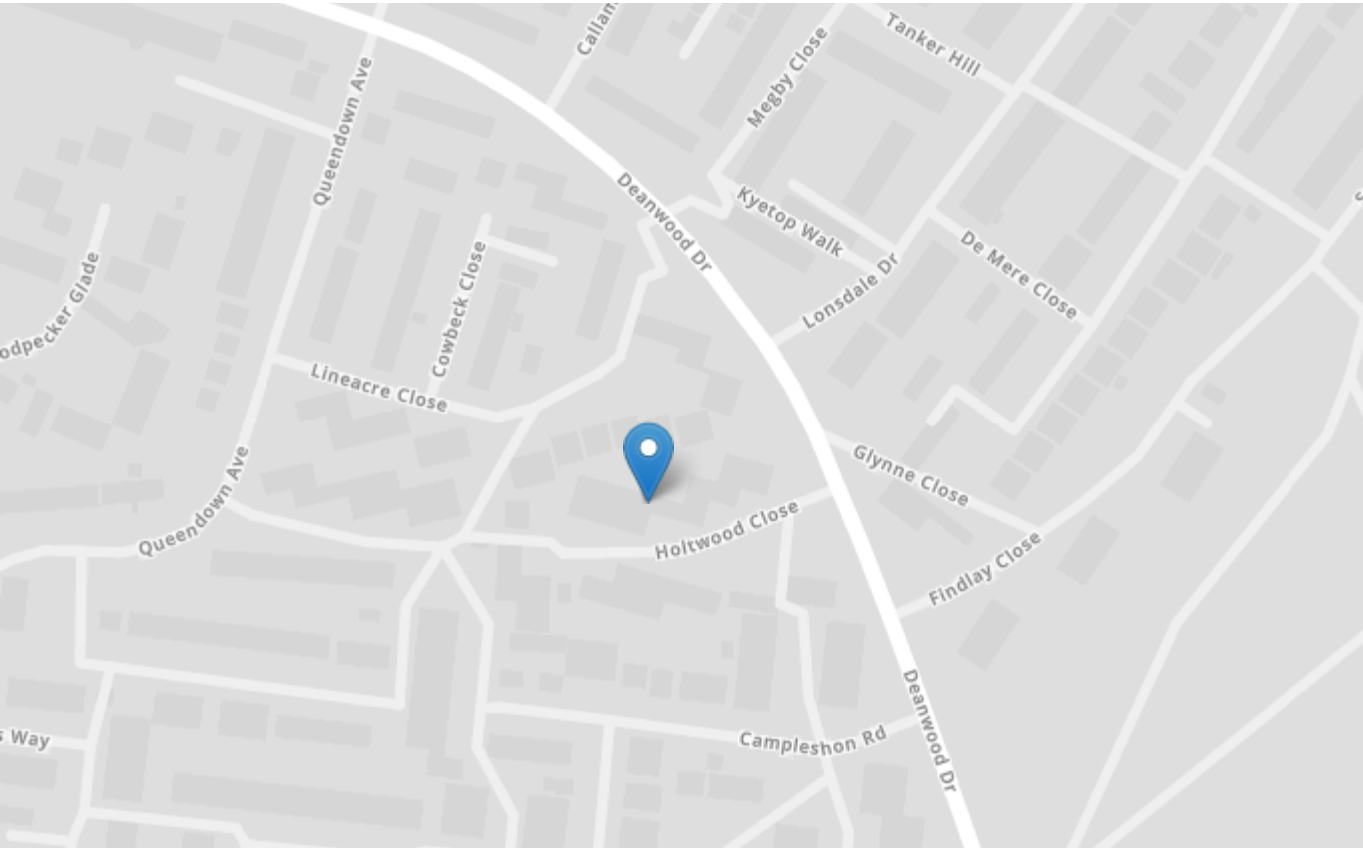
TOTAL FLOOR AREA: 1432 sq.ft. (133.0 sq.m.) approx.

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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## Property Location

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<b>Tenure</b>	Freehold
<b>Lease Term</b>	N/A
<b>Ground Rent</b>	N/A
<b>Service Charge</b>	N/A
<b>Local Authority</b>	Medway
<b>Council Tax</b>	Band D

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#### Agent Notes

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