

Four Bedroom Terraced House Twydall Lane, Twydall, Gillingham, Kent, ME8 6JU Guide Price £350,000 Freehold



# Twydall Lane, Twydall, Gillingham, Kent, ME8 6JU Guide Price £350,000 Freehold

#### **Description**

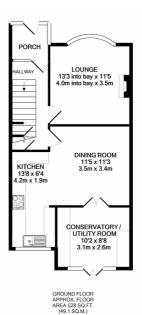
\*\*Guide Price £350,000-£375,000\*\* This spacious and well situated extended four-bedroom terraced home offers versatile living across three floors, perfect for growing families or those seeking extra space. Upon entry, you're welcomed into an inviting entrance hall leading to a separate lounge featuring a bay window and a cosy gas fire, ideal for relaxing evenings. The open-plan dining room flows seamlessly into the modern kitchen, creating a perfect space for entertaining. To the rear, a bright conservatory is currently used as a utility room, adding extra functionality. The first floor boasts two generous double bedrooms and a contemporary family shower room. Upstairs in the loft conversion, you'll find two further double bedrooms. The main bedroom includes built-in wardrobes/storage and a en-suite with a walk-in shower. The fantastic low maintenance rear garden features patio and an artificial grass area ideal for outdoor entertaining. There's also a workshop/outbuilding with power, a garage with electric supply, and additional separate storage areas. The front garden is laid to lawn and enhanced by well-established shrubs, offering excellent kerb appeal. Ideally located within walking distance to local amenities, with highly regarded schools nearby and excellent transport links, making it perfect for families and commuters alike. This property is sure to be popular. Contact the Greyfox Sales Team in Rainham today to arrange your viewing!

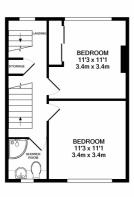
## **Key Features**

- Four Double Bedroom Extended 1930s Terraced Home
- Family Bathroom & En-suite To The Main
- Spacious Open Kitchen/Diner
- Sunny Conservatory Currently Used As A Utility Room
- Garage To The Rear With Separate Storage Areas & Outbuilding
- Close Proximity To A Good Selection Of Primary & Secondary Schools
- Popular Location With Great Transport Links & Amenities Nearby
- Low Maintenance Rear Garden Measuring Approx 48ft x 20ft

#### **Local Area**

Located between Rainham and Gillingham Twydall is within reach of Gillingham Business Park and has access to many amenities including the local Ice Rink, Hempstead Valley Shopping centre, a mainline station to London and good links to the A2/M2 and onto the M25, Ebbsfleet & Ashford international and the channel tunnel.





1ST FLOOR APPROX. FLOOR AREA 375 SQ.FT.



2ND FLOOR APPROX. FLOOF AREA 306 SQ.FT (28.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 1209 SQ.FT. (112.3 SQ.M.)
Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix @2019











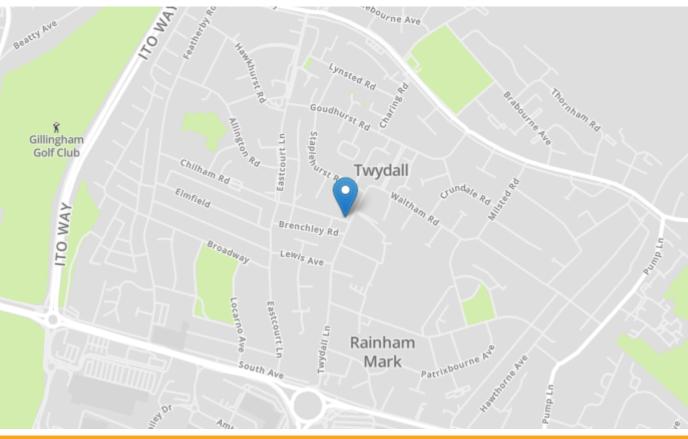






#### **Property Location**

Twydall Lane, Twydall, Gillingham, Kent, ME8 6JU



				Current	Potentia
Very energy efficien	t - lower runn	ing costs			
(92+) <b>A</b>					
(81-91)	3				81
(69-80)	C			69	01
(55-68)	D			09	
(39-54)					
(21-38)			7		
(1-20)			G		
Not energy efficient -	higher runnin	g costs			

**Tenure** Freehold

Lease Term N/A

Ground Rent N/A

Service Charge N/A

Local Authority Medway

Council Tax Band C

#### **Greyfox Walderslade**

Unit 2, Thetford House Walderslade Village Centre

Walderslade Road

Chatham

Kent

ME5 9LR

Tel: 01634 672227 Email:

walderslade@greyfox.co.uk

### **Greyfox Rainham**

67C High Street

Rainham

Kent

ME8 7HS

Tel: 01634 377737 Email: rainham@greyfox.co.uk

#### **Agent Notes**

These particulars are prepared as a general guide to a broad description of the property and should not be relied upon as a statement or representation of fact and do not constitute part of an offer or contract. The seller does not make or give nor do our employees or Greyfox have authority to make or give any representation or warranty to the property. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by you on inspection and your solicitor prior to exchange of contracts. If there are any points of particular importance to you we will be pleased to check the information for you and to confirm that the property remains available. This is particularly important should you be travelling some distance to view and where statements have been made by us to the effect that the information has not been verified. The copyright of all details, photographs and floorplans remain exclusive to Greyfox. For details of our privacy policy and referral fee arrangements with any of our selected partner companies please visit <a href="https://www.greyfox.co.ur/jege/purcey/and-this/www.greyfox.co.ur/jege/purcey/and-this/www.greyfox.co.ur/jege/purcey/and-this/www.greyfox.co.ur/jege/purcey/and-this/www.greyfox.co.ur/jege/purcey/and-this/www.greyfox.co.ur/jege/purcey/and-this/www.greyfox.co.ur/jege/purcey/and-this/www.greyfox.co.ur/jege/purcey/and-this/www.greyfox.co.ur/jege/purcey/and-this/www.greyfox.co.ur/jege/purcey/and-this/www.greyfox.co.ur/jege/purcey/and-this/www.greyfox.co.ur/jege/purcey/and-this/www.greyfox.co.ur/jege/purcey/and-this/www.greyfox.co.ur/jege/purcey/and-this/www.greyfox.co.ur/jege/purcey/and-this/www.greyfox.co.ur/jege/p