



Three Bedroom Terraced House  
Cranbrook Close, Gillingham, Kent, ME8 6RS

Guide Price £270,000  
Freehold

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### Description

Guide Price £270,000 - £290,000. Chain Free and nestled in a quiet cul-de-sac within sought-after Twydall, this three-bedroom mid-terrace family home in Cranbrook Close offers space, comfort, and fantastic potential.

Step inside to find a generous lounge with French doors opening onto a sunny, south-westerly facing garden, perfect for family living and entertaining. The spacious kitchen/diner provides an ideal hub for mealtimes and gatherings, while the upstairs family bathroom serves two double bedrooms and a single bedroom, currently used as a home office. The main bedroom is a larger-than-average double boasting dual-aspect windows, creating a bright and airy retreat. Outside, the expansive garden offers scope for further development (STPP), giving you the opportunity to extend or enhance as you wish. The property also benefits from a modern combi boiler fitted in 2023, ensuring efficient heating and peace of mind. Situated close to local shops, amenities, and a great selection of schools, this home combines convenience with community living. With abundant on-street parking and no restrictions, it's perfect for growing families or commuters alike.

Homes in this area are always in high demand, so don't miss out! Call the Greyfox Sales Team in Rainham today to arrange your viewing today.

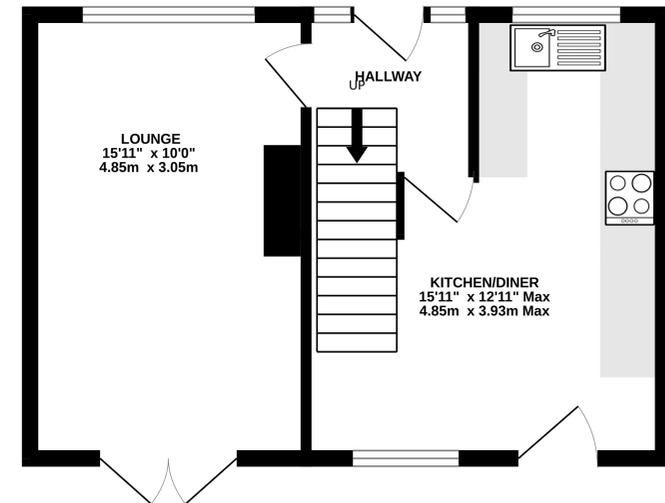
### Key Features

- Chain Free
- Three Separate Bedrooms
- Popular Twydall Location
- Spacious Kitchen / Diner
- South West Facing Garden measuring approx. 50 x 23ft
- Generous Lounge With French Doors Into The Garden
- Scope For Further Development (STPP)
- Close To Shops, Public Transport, Schools & Local Amenities

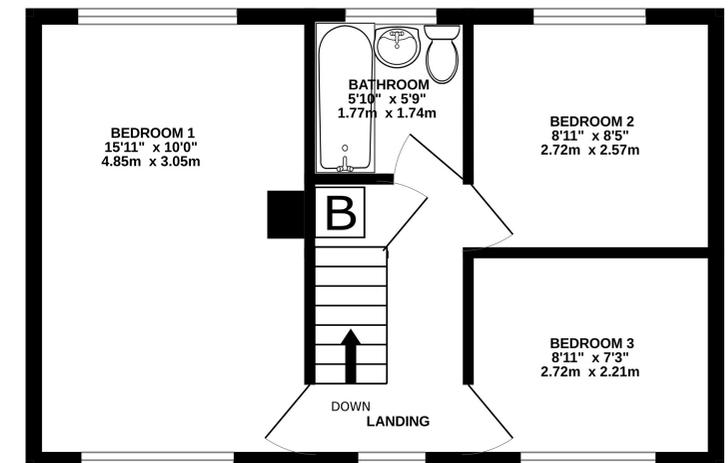
### Local Area

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.

GROUND FLOOR  
371 sq.ft. (34.5 sq.m.) approx.



1ST FLOOR  
387 sq.ft. (36.0 sq.m.) approx.



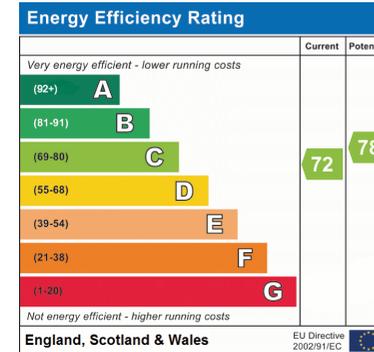
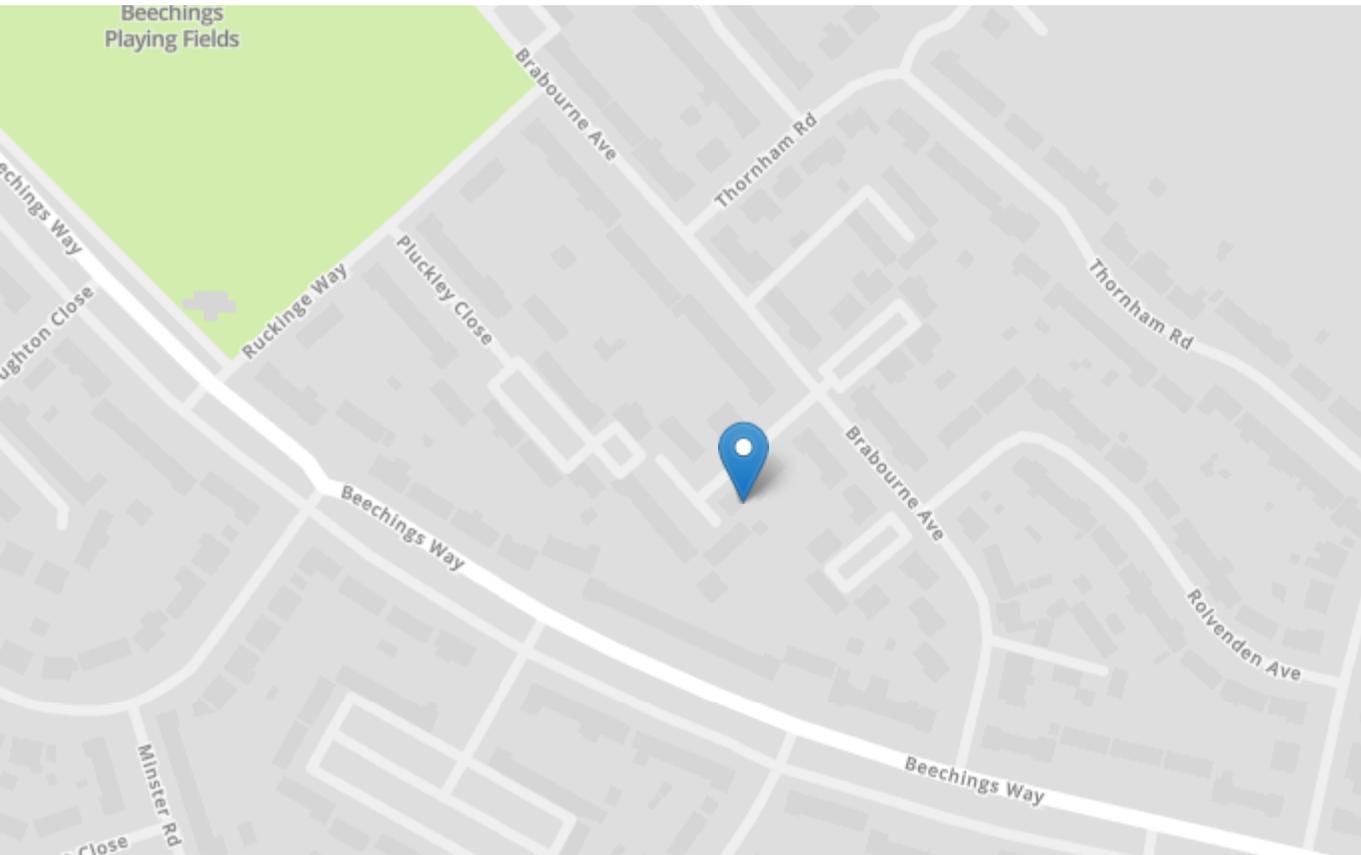
TOTAL FLOOR AREA: 758 sq.ft. (70.5 sq.m.) approx.

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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## Property Location

Cranbrook Close, Gillingham, Kent, ME8 6RS



<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 B

### Greyfox Walderslade

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#### Agent Notes

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