



20 Greenvale Gardens

• Twydall

Price: Offers In Excess Of £270,000



20, Greenvale Gardens, , ME8 6HB
Offers In Excess Of £270,000

- OFFERS IN EXCESS OF £270,000
- THREE BEDROOMS
- SHOWER ROOM
- GARAGE
- DRIVEWAY
- POTENTIAL FOR MORE PARKING TO THE FRONT
- QUIET LOCATION
- CLOSE TO LOCAL AMENITIES
- MEDWAY COUNCIL TAX BAND B
- EPC RATING D

Nestled in the tranquil setting of Greenvale Gardens, Twydall, this charmingEND-TERRACE house offers a delightful blend of comfort and potential. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The two reception rooms provide ample room for relaxation and entertaining, ensuring that you can enjoy both cosy evenings and lively gatherings with ease.

The property features a shower room, designed for convenience and functionality. The GARAGE and driveway offer secure parking, with the added benefit of potential for more parking options, making it perfect for households with multiple vehicles or guests.

Situated in a quiet location, this home provides a peaceful retreat while still being conveniently close to local amenities and transport links. The surrounding area is known for its friendly community atmosphere, making it an excellent choice for those looking to settle in a welcoming neighbourhood.

This property presents a wonderful opportunity to create your ideal home in a sought-after location. With its spacious layout and potential for further enhancements, it is a must-see for anyone looking to invest in a property that combines comfort with the promise of future growth. Don't miss the chance to make this lovely house your new home.

GROUND FLOOR

PORCH
4'7" x 2'11" (1.4 x 0.9)

ENTRANCE HALL
11'5" x 2'11" (3.5 x 0.9)
With radiator and stairs leading to the first floor.

KITCHEN
11'9" x 8'6" (3.6 x 2.6)
With base and eye level units, stainless steel sink with double glazed window above, double glazed door leading to the rear garden. Cooker with stainless steel hood above. Space/plumbing for washing machine.

FIRST FLOOR

LANDING
4'11" x 4'7" (1.5 x 1.4)

BEDROOM 1
11'5" x 11'5" (3.5 x 3.5)
With two double glazed windows, radiator and cupboard.

LOUNGE
11'5" x 10'5" (3.5 x 3.2)
With double glazed window and radiator.

SECOND FLOOR

LANDING
8'2" x 4'7" (2.5 x 1.4)
Cupboard housing the boiler.

BEDROOM 2
10'2" x 9'2" (3.1 x 2.8)
With double glazed window and radiator.

BEDROOM 3
11'1" x 6'6" (3.4 x 2.0)
With radiator and double glazed window.

SHOWER ROOM
8'6" x 8'6" (2.6 x 2.6)
White suite comprising of shower cubicle, low level WC, sink with vanity, radiator and frosted double glazed window.

GARAGE
11'1" x 7'2" (3.4 x 2.2)

GARDENS
FRONT - With driveway and potential for more parking being created to the front of the property.

REAR - Approx size 30 x 20ft. With patio area, side access, the rest is laid to lawn and there is a shed.

NB
HARRISONS REEVE recommend a panel of solicitors, including V E White And Co, Burtons Solicitors, Hawkrige and Company and Apex Law as well as the services of Henchurch Lane Financial Services, for which we may receive a referral fee of £150 plus VAT per transaction.

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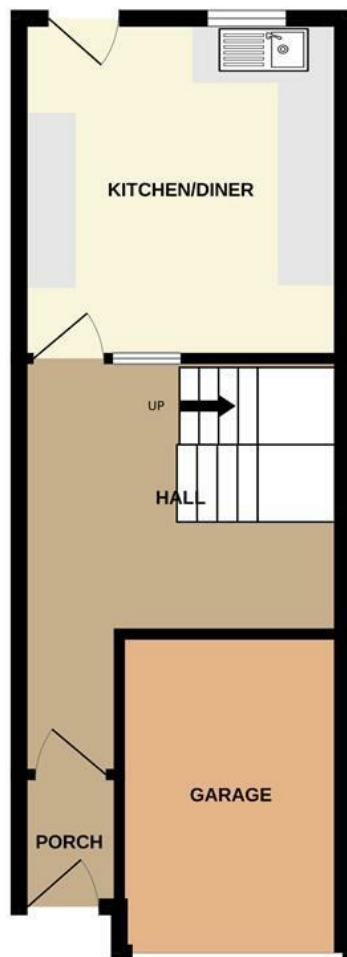


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

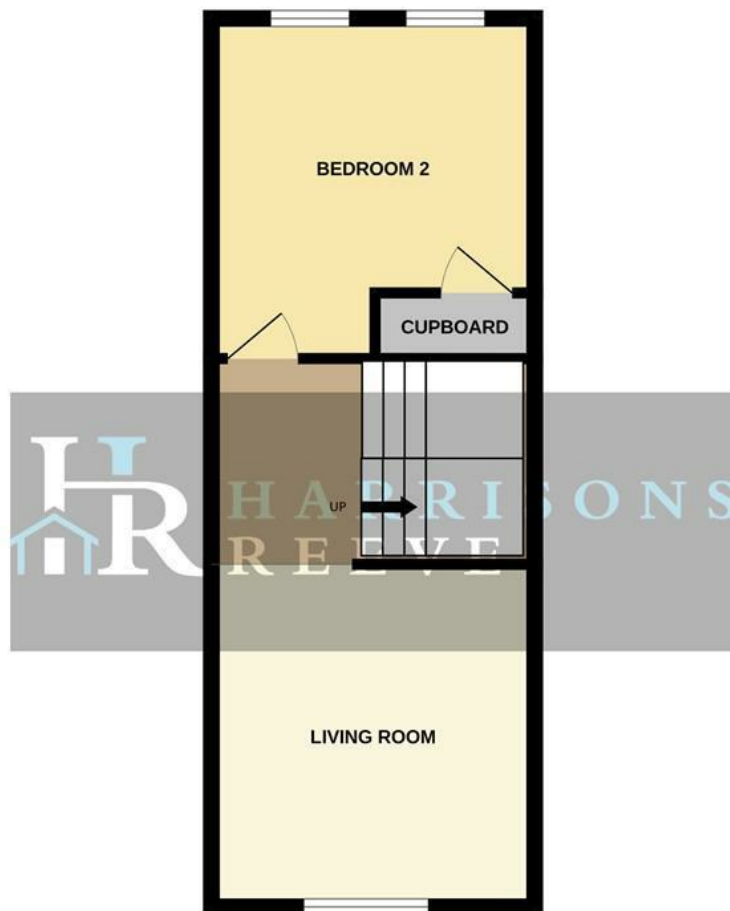
Environmental Impact (CO ₂) Rating			Current	Potential
Very environmentally friendly - lower CO ₂ emissions				
(92 plus) A				
(81-91) B				
(69-80) C				
(55-68) D				
(39-54) E				
(21-38) F				
(1-20) G				
Not environmentally friendly - higher CO ₂ emissions				
England & Wales			EU Directive 2002/91/EC	

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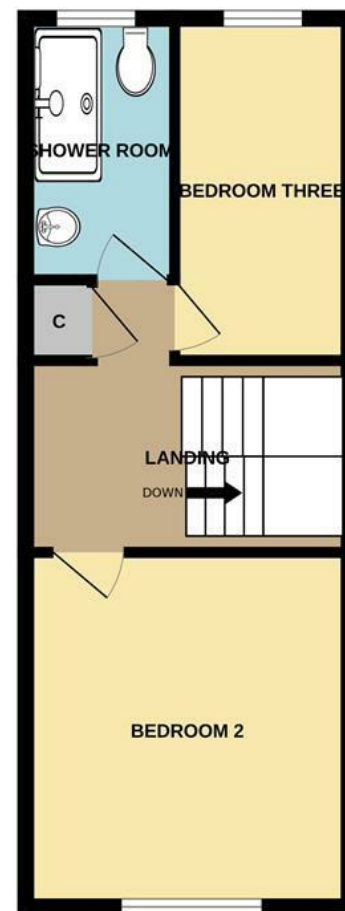
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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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