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10 Tyler Drive

• Parkwood

Price: Price Range £300,000





10, Tyler Drive, , ME8 9LT  
Price Range £300,000

- PRICE RANGE £300,000 to £325,000
- TWO DOUBLE BEDROOMS
- FAMILY BATHROOM WITH BATH AND WALK IN SHOWER
- LOUNGE/KITCHEN/DINER
- OPEN PLAN GROUND FLOOR BEAUTIFULLY PRESENTED
- LARGE FRONT GARDEN WITH POTENTIAL TO EXTEND DRIVEWAY
- GARAGE AND DRIVEWAY
- CLOSE TO MOTORWAY LINKS
- MEDWAY COUNCIL TAX BAND C
- EPC RATING D

Nestled on Tyler Drive in the charming area of Parkwood, this delightful END-TERRACE house presents an excellent opportunity for both first-time buyers and those seeking a comfortable family home. The price rang for the property is £300,000 to £325,000. The property boasts TWO double bedrooms, providing ample space for relaxation and rest. The inviting reception room serves as a perfect gathering space, ideal for entertaining guests or enjoying quiet evenings in.

The house features a practical bathroom, ensuring convenience for daily routines. Additionally, the property benefits from a driveway and a GARAGE, offering valuable off-road parking and extra storage options.

Situated in a prime location, this home is conveniently close to motorway links, making commuting a breeze. Furthermore, the nearby Hempstead Valley Shopping Centre provides a variety of shopping and dining options, catering to all your needs. It is also close to Parkwood shopping centre that includes a Doctors surgery, farm shop, local restaurant, bakery and butchers. The property is walking distance to several primary schools and nurseries.

This END-TERRACE house is not just a property; it is a place where memories can be made. With its appealing features and excellent location, it is a must-see for anyone looking to settle in Parkwood.

Medway Council Tax band C  
EPC rating - D

## GROUND FLOOR



**PORCH**  
5'6" x 3'7" (1.7 x 1.1)  
With door leading into the lounge.

**LOUNGE/KITCHEN/DINER**  
20'4" x 10'2" (6.2 x 3.1)  
With stairs leading to the first floor, radiator, French doors/windows each side, leading to the rear garden. The kitchen has base and eye level units, with integral fridge/freezer/washing machine/cooker and induction hob. There is also a breakfast bar.

## FIRST FLOOR

**LANDING**  
5'6" x 4'11" (1.7 x 1.5)  
With double glazed window.

**BEDROOM 1**  
11'9" x 10'2" (3.6 x 3.1)  
With window and radiator.

**BEDROOM 2**  
10'9" x 8'10" (3.3 x 2.7)  
With window and radiator.

**BATH/SHOWER ROOM**  
8'6" x 7'10" (2.6 x 2.4)  
Suite with bath, shower cubicle, low level WC, sink with vanity unit, frosted window and heated towel rail.

## GARAGE

**GARDENS**  
FRONT - Driveway.

REAR - With two patio area, gate for side access and the rest is artificial grass.



**NB**  
HARRISONS REEVE recommend a panel of solicitors, including V E White And Co, Burtons Solicitors, Hawkridge 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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Harrisons Reeve, their clients and any joint agents give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

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

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

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GROUND FLOOR  
613 sq.ft. (56.9 sq.m.) approx.

1ST FLOOR  
398 sq.ft. (36.9 sq.m.) approx.



TOTAL FLOOR AREA : 1010 sq.ft. (93.9 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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