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18 Preston Way

Twydall • Gillingham

Price: Price Range £290,000



18, Preston Way, Twydall, ME8 6UP

Price Range £290,000

- GUIDE PRICE: £290,000 to £310,000
- THREE BEDROOM SEMI DETACHED HOME
- DRIVEWAY TO REAR
- UTILITY ROOM/STUDY
- MODERN FITTED KITCHEN
- NEW CARPET IN LOUNGE
- NEW ROOF IN 2024, BRICKWORK REPOINTED & WEATHER SEALED
- CHAIN FREE
- CTAX BAND: C & EPC RATING: C
- GOOD PROXIMITY TO RAINHAM MARK GRAMMAR SCHOOL

GUIDE PRICE £290,000 TO £310,000

Nestled in Preston Way is this charming semi-detached home presenting an excellent opportunity for families and first-time buyers alike. The property boasts three well-proportioned 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 at home.

The modern kitchen is a standout feature, equipped with contemporary fittings that make cooking a delight. Additionally, the utility room/Study offers practical storage solutions, ensuring that your living space remains tidy and organised. The property also benefits from a driveway to the rear, providing convenient off-street parking.

One of the key advantages of this home is its proximity to local schools, making it an ideal choice for families with children. The area is known for its community spirit and accessibility to essential amenities, enhancing the overall living experience.

Importantly, this property is chain free, allowing for a smooth and efficient purchase process. With its blend of modern comforts and a prime location, this semi-detached house on Preston Way is a wonderful place to call home.

EPC Rating: C

Entrance Hall

5'7" x 6'5" (1.71m x 1.96m)

Lounge

9'10" x 15'10" (3.00m x 4.85m)

Kitchen/Breakfast Room

14'10" x 8'8" (4.54m x 2.66m)

Utility Room

5'7" x 6'8" (1.71m x 2.04m)

Landing

5'7" x 10'0" (1.72m x 3.07m)

Bedroom 1

9'10" x 15'10" (3.01m x 4.84m)

Bedroom 2

9'0" x 8'3" (2.75m x 2.54m)

Bedroom 3

9'0" x 7'4" (2.76m x 2.25m)

Bathroom

5'6" x 5'6" (1.70m x 1.68m)

Garden

Driveway

Important Notice

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.
2. It should not be assumed that the property has all necessary planning, building regulations or other consents and Harrisons Reeve have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise

NB

HARRISONS REEVE recommend a panel of solicitors, including V E White And Co, Burtons Solicitors, Hawkrigde 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.

AML Charges

Should a purchaser(s) have an offer accepted on a property marketed by Harrisons Reeve, the purchaser(s) will need to undertake an identification check. This is carried out in order to meet our obligation under the Anti Money Laundering Regulations (AML) and is a legal requirement. Whilst we do request and check ID documents, we also use a third-party service to verify your identity. The cost of these checks is £15 inc VAT per purchaser, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable under any circumstances.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		84
(81-91) B		
(69-80) C		69
(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

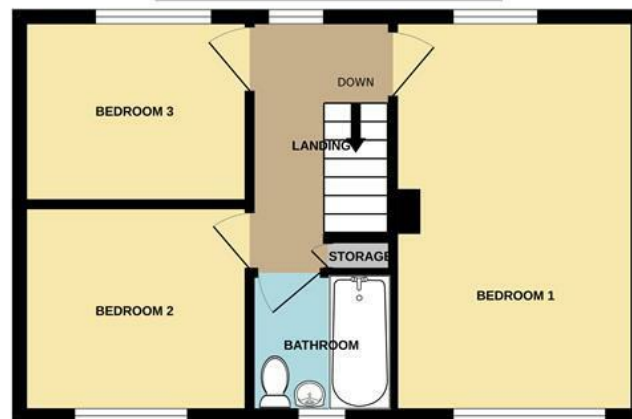
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

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GROUND FLOOR
366 sq.ft. (34.0 sq.m.) approx.



1ST FLOOR
381 sq.ft. (35.4 sq.m.) approx.
HARRISON'S
REEVE



TOTAL FLOOR AREA : 747 sq.ft. (69.4 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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