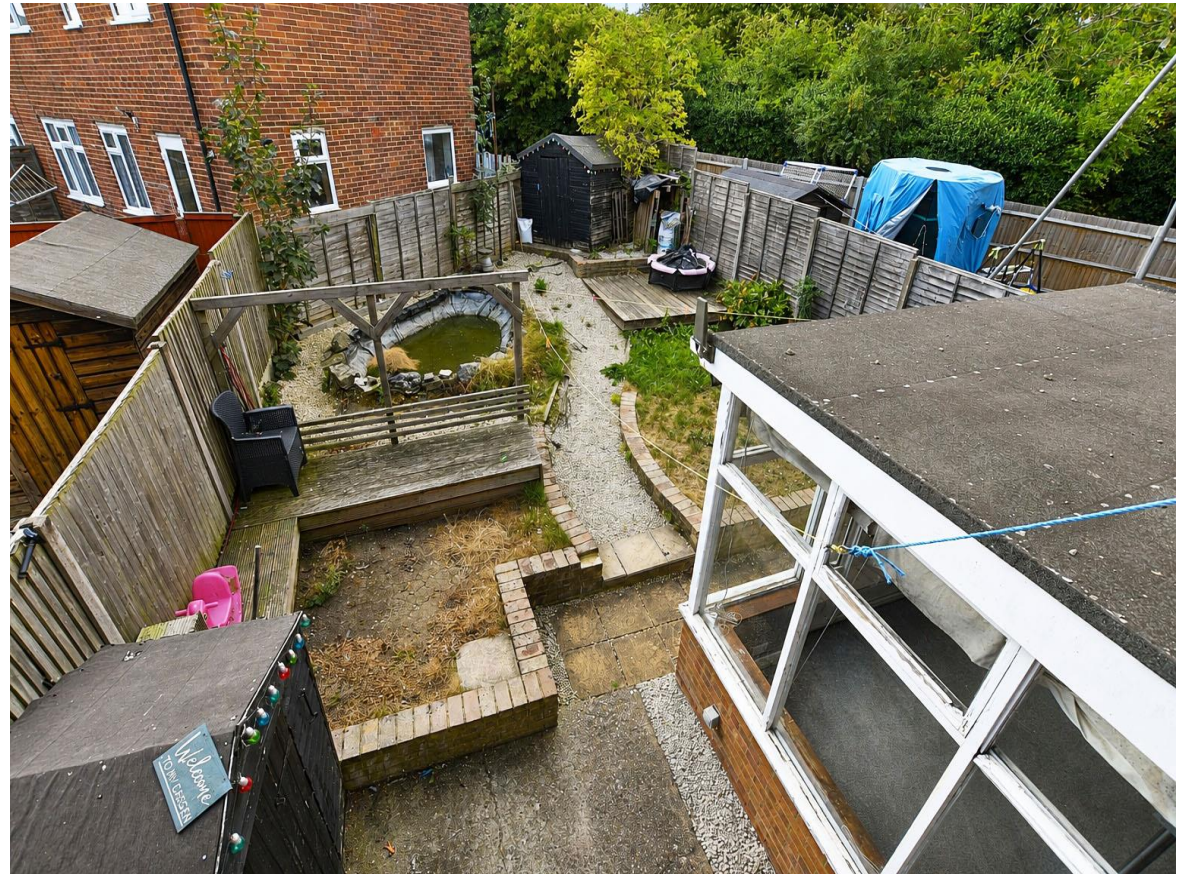




33 Sturry Way
Twydall, Gillingham
ME8 6UR

Guide Price £250,000 to £275,000

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Description

A light and airy, spacious double-fronted mid-terrace home, pleasantly situated in a well-established residential location within easy reach of Twydall School. Arranged over two floors and offering approximately 1,030 sq. ft. of accommodation, the property benefits from gas central heating and UPVC double-glazed windows.

Further highlights include a superbly landscaped rear garden enjoying a desirable westerly aspect, together with off-road parking for two vehicles to the front.

Sold with no forward chain.

Location

The Twydall development has a good selection of local amenities with Gillingham forming part of the Medway Conurbation. With excellent connections to London, comprehensive shopping facilities and schools and colleges for all age groups. The M20/M2/M25 and M26 motorways are also close by and offer direct vehicular access to both London and the Channel Ports.

Council Tax Band
B

VIEWINGS STRICTLY BY
APPOINTMENT

Agents Note: All Properties for sale have a property information questionnaire completed by the vendors, which is available upon request.

Accepted offers are subject to a mandatory AML identity check, carried out by a third-party provider, at a cost of £52.00 (including VAT)

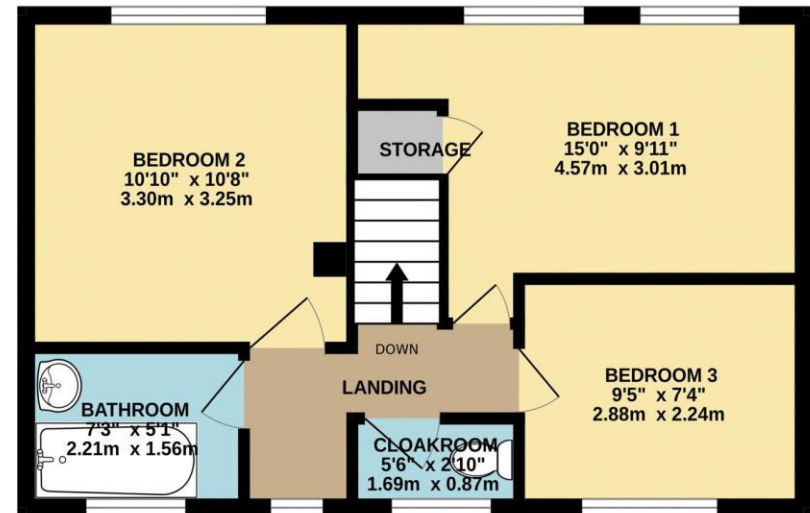


Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR
547 sq.ft. (50.8 sq.m.) approx.



1ST FLOOR
406 sq.ft. (37.8 sq.m.) approx.



TOTAL FLOOR AREA : 954 sq.ft. (88.6 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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ON THE GROUND FLOOR

ENTRANCE PORCH

Part-glazed entrance door opening into the entrance hall, with staircase rising to the first floor.

THROUGH LOUNGE 15' 9" x 10' 10" (4.80m x 3.30m)

Decorative dado rail and wall panelling, feature fireplace, dual-aspect windows providing plenty of natural light, and radiator.

L SHAPED KITCHEN/BREAKFAST ROOM 16' 0" x 15' 9" (narrowing to 8'5) (4.87m x 4.80m)

Fitted with a range of wall and base units with white door and drawer fronts, complemented by work surfaces and mosaic-tiled splashbacks. Stainless steel sink, four-burner gas hob with stainless steel splashback and extractor hood above, and eye-level oven. Plumbing for an automatic washing machine. Wall-mounted Worcester gas-fired boiler providing central heating and domestic hot water. Dual-aspect windows and door providing access to the garden. Wood-effect laminate flooring and radiator.

CONSERVATORY 13' 2" x 8' 9" (4.01m x 2.66m)

Fitted work surface, radiator and double casement doors opening directly onto the garden.

ON THE FIRST FLOOR

LANDING

BEDROOM 1 14' 6" (maximum) x 7' 9" (4.42m x 2.36m)

Two windows to the front aspect, built-in wardrobe providing useful storage, and radiator.

BEDROOM 2 10' 8" x 10' 7" (3.25m x 3.22m)

Window to the front aspect and radiator.

BEDROOM 3 10' 0" x 7' 0" (3.05m x 2.13m)

Window overlooking the rear aspect and radiator.

CLOAKROOM

Low-level WC and radiator.

BATHROOM

Contemporary white suite comprising panelled bath with separate electric shower over, shower curtain and rail, and wash hand basin. Aqua-board wall panelling, extractor fan and radiator.

OUTSIDE

To the front, the property is enclosed by walling, fencing and boundary hedging, with off-road parking provided for two vehicles.

The rear garden is a particular feature of the property, extending to approximately 36' and enjoying a desirable westerly aspect. Attractively landscaped, the garden features decked seating areas, an ornamental fishpond, paved area adjoining the house and a lawn bordered by a dwarf wall. The garden is fully enclosed and also benefits from a timber garden shed and pedestrian access to and from the rear.

Directions

From Maidstone proceed towards Chatham on the A229. Upon reaching Chatham turn right onto New Road a continuation of which is the A2. At the 2nd roundabout next to the Aldi supermarket take the 1st exit into Twydall Lane taking the 2nd turning on the right into Romany Road passing Twydall Primary School taking the turning on the left into Sturry Way. The property will be found a short distance on the left indicated by our sign board.



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