




£330,000

Tyler Drive

Gillingham | ME8 9LT





CR Real Estate are delighted to offer for sale this three-bedroom end-of-terrace house in the popular residential area of Parkwood in Gillingham.

Set over two floors, this home is perfect for any growing family and benefits from a spacious and versatile layout with an abundance of potential and appeal to the new owners.

The ground floor comprises of an entrance hall with under-stairs storage cupboard, fitted kitchen, and spacious lounge/diner with double door access to the rear garden. The first floor of the home offers three generously sized bedrooms and the newly fitted family bathroom.

Externally, this property benefits from off-road parking to the front of the home with a driveway and garage. To the rear of the home there is a well sized garden with grass lawn and paved patio area.

Tyler Drive is well located with the area and benefits from a variety of local amenities and schools close by including Parkwood Primary School, Parkwood Pre School, St Augustine of Canterbury Catholic Primary School, and Deanwood Primary School. Additionally, this property is only 5 minutes' drive from Hempstead Valley Shopping Centre; and for commuters, Rainham train station is within 7 minutes' drive away and offers fantastic railway links to the surrounding areas and London; and for those who prefer to drive the M2 and M20 is within easy access.



## Entrance Hall

## Living Room

21'11 x 10'8 (6.68m x 3.25m)

## Kitchen

9'4 x 8'7 (2.84m x 2.62m)

## Bedroom

11'10 x 11'4 (3.61m x 3.45m)

## Bedroom

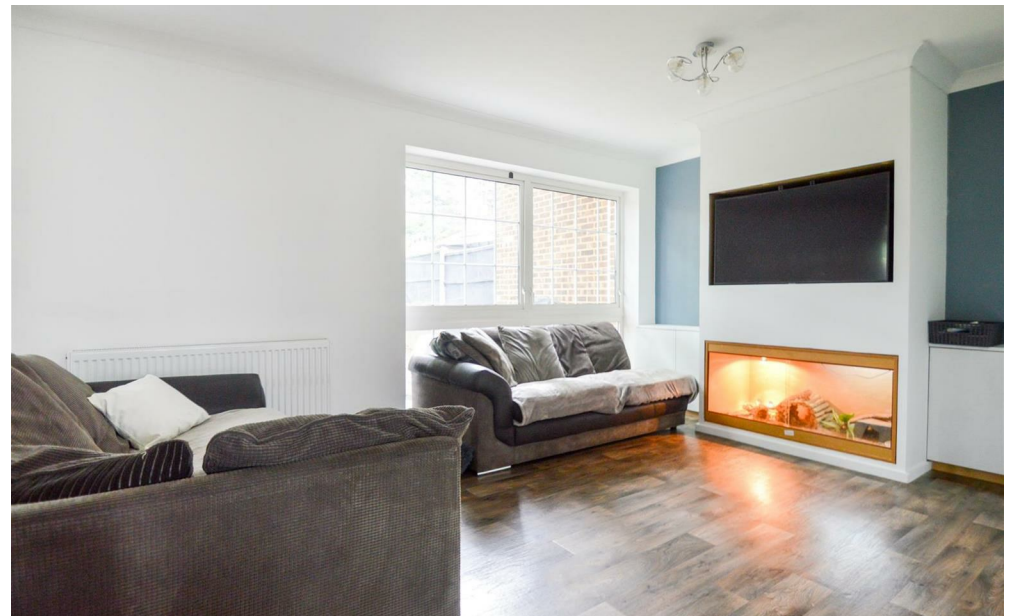
11'4 x 9'10 (3.45m x 3.00m)

## Bedroom

9'10 x 8'10 (3.00m x 2.69m)

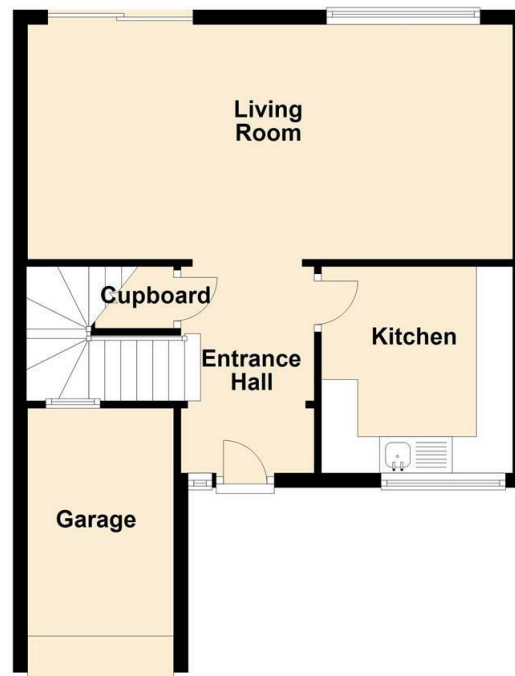
## Family Bathroom

7'9 x 6'8 (2.36m x 2.03m)



### Ground Floor

Approx. 46.4 sq. metres (499.3 sq. feet)



### First Floor

Approx. 38.9 sq. metres (418.8 sq. feet)



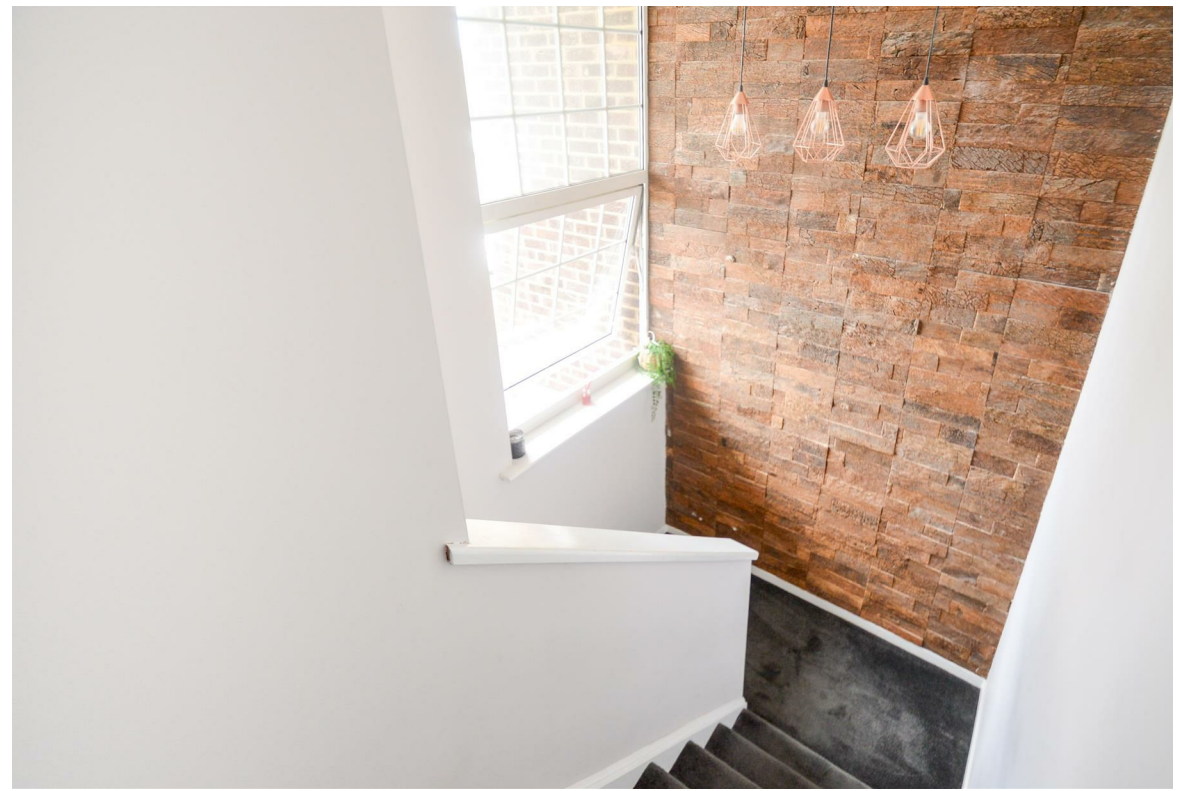
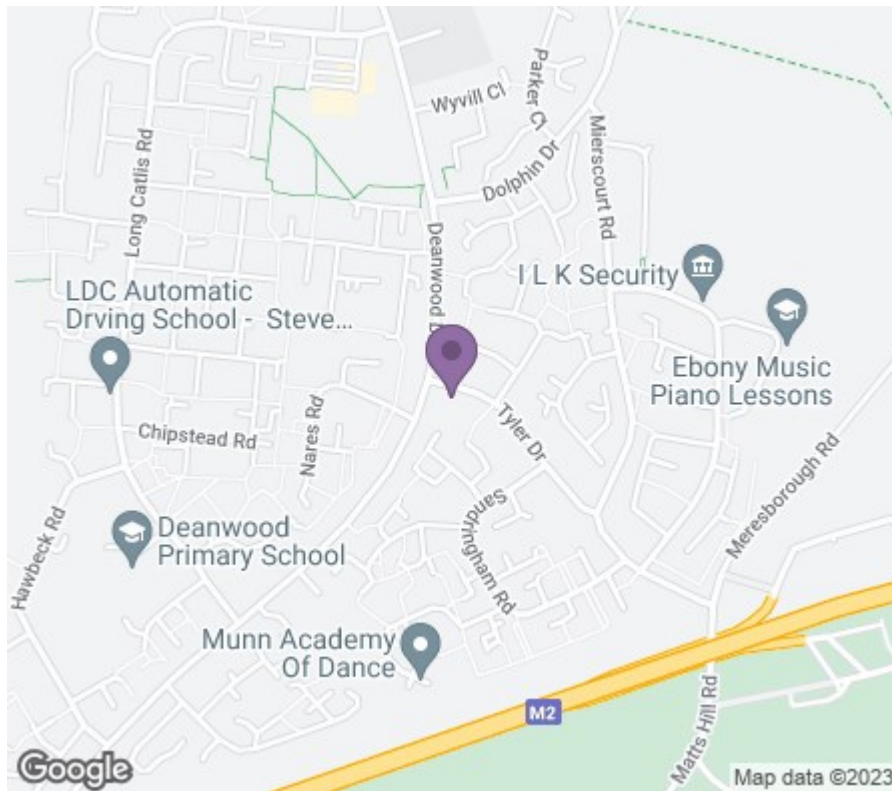
Total area: approx. 85.3 sq. metres (918.1 sq. feet)









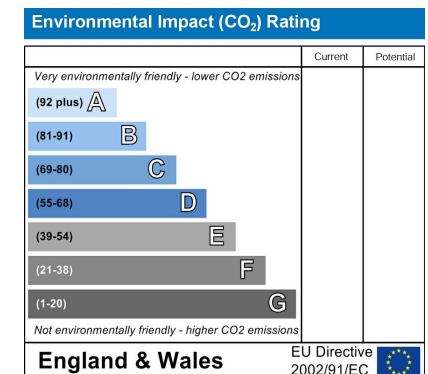
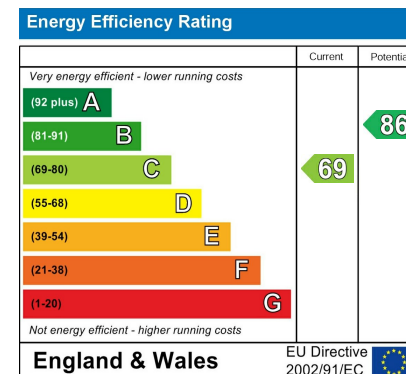


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18 - 20 High Street  
Gillingham  
Kent  
ME7 1BB

**01634 570057**

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