



Cranbrook Close
Gillingham | ME8 6RS



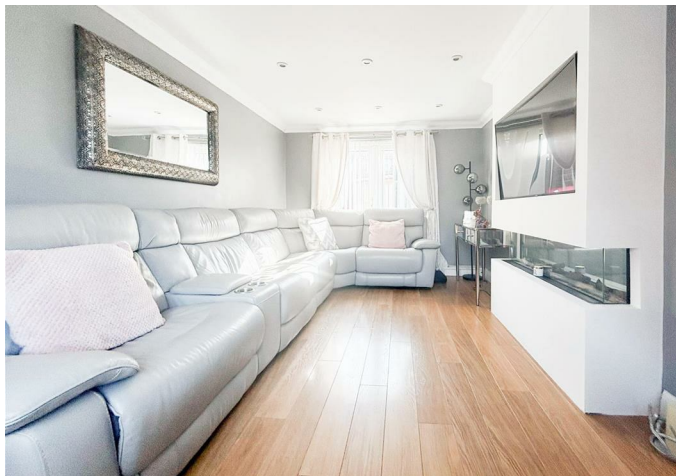
Cranbrook Close , Gillingham, ME8 6RS

Welcome to this stunning three-bedroom, extended family home located in the desirable Cranbrook Close in Twydall, Gillingham.

The property boasts an impressive array of features, with its highlight being the stunning extended kitchen/diner at the rear. Flooded with natural light and featuring bi-folding doors that open onto the rear garden, this space is ideal for entertaining. The ground floor also includes a spacious lounge, a convenient utility room and a cloakroom W/C. Additionally, there's a cozy snug accessible from the rear garden, which could make an ideal home office. Upstairs, the first floor offers three generously sized bedrooms, and separate family bathroom.

Externally, the property continues to impress with an enclosed rear garden that provides a perfect outdoor space with both grass lawn and paved patio area. The garden also features a separate summer house currently utilised as a bar and garden room. With the added benefit of off-street parking at the front, this home is an exceptional find in a sought-after location. Don't miss the opportunity to view this fantastic property, call our team today to arrange your viewing appointment.

Offers Over £360,000



Entrance Hall

Lounge

15'10 x 9'11 (4.83m x 3.02m)

Kitchen/Diner

22'7 x 12'10 (6.88m x 3.91m)

Utility/WC

6'9 x 5'11 (2.06m x 1.80m)

Bedroom

15'10 x 10'0 (4.83m x 3.05m)

Bedroom

8'10 x 7'1 (2.69m x 2.16m)

Bedroom

8'10 x 8'4 (2.69m x 2.54m)

Family Bathroom

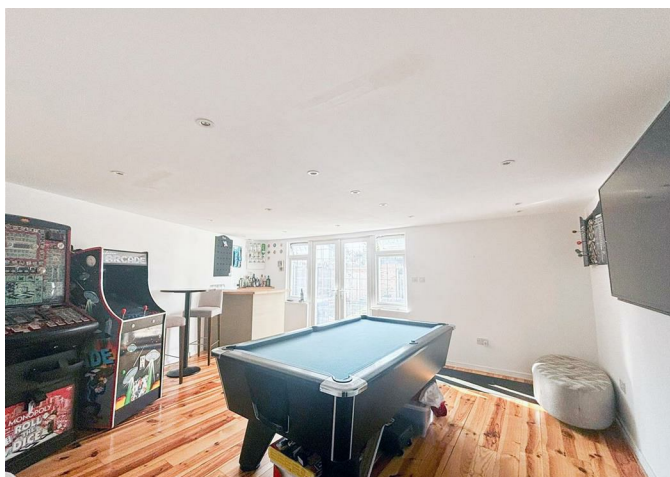
8'0 x 5'5 (2.44m x 1.65m)

Snug

12'7 x 12'1 (3.84m x 3.68m)

Summerhouse

19'4 x 15'2 (5.89m x 4.62m)





Total area: approx. 124.7 sq. metres (1342.2 sq. feet)



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C		70	
(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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