



Offers In Excess Of £290,000

Gladwyn Close, Gillingham



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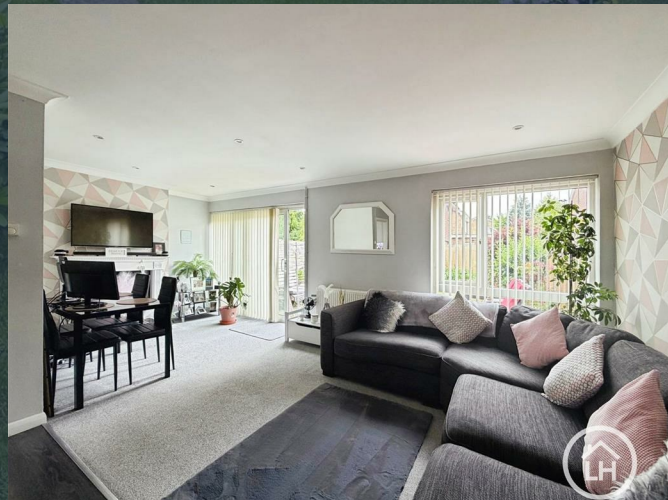


# Summary of Gladwyn Close

LambornHill Estate Agents are delighted to present this three-bedroom mid-terrace family home, situated in a popular residential location within Parkwood. Offering generous living accommodation, a good-sized rear garden and a garage en bloc, this property is ideally suited to first-time buyers, young families and those looking to take their next step on the property ladder.

## Key Features

- Three Bedroom Mid Terrace
- Popular Location
- Good Size Bedrooms
- Quiet Walk Way Position
- Spacious Lounge Diner
- Great Commuter Links
- Garage En-Bloc
- Walking Distance To Local Schools & Amenities
- EPC Rating - C - (74)
- Council Tax Band - C



## Property Overview

The ground floor is centred around a spacious open-plan lounge/diner measuring over 20ft in length, creating an excellent space for both everyday living and entertaining. The adjoining kitchen is well positioned and offers ample storage and worktop space, with scope for buyers to personalise and modernise to their own taste over time.

Upstairs, the property benefits from three bedrooms, including two comfortable doubles and a further single bedroom which could equally serve as a nursery, home office or dressing room. A family bathroom completes the first-floor accommodation.

Externally, the home enjoys a good-sized rear garden with the added benefit of rear access, making it practical for families, cyclists and those who enjoy outdoor living. A garage en bloc provides additional storage or parking options, while the property's position within a well-established residential setting offers a pleasant environment for day-to-day living.

Offering excellent value for money, well-proportioned accommodation and the opportunity to create a home tailored to individual requirements, this is a property that will appeal to a wide range of buyers.

## About The Area

Gladwyn Close is situated within the ever-popular Parkwood area of Rainham, a well-established residential location that continues to attract families, first-time buyers and commuters alike. The area benefits from a strong sense of community, excellent everyday amenities and convenient transport links, making it a practical and desirable place to call home.

Parkwood Shopping Centre is within easy reach and provides a range of local shops, supermarkets, cafés and essential services, while nearby Hempstead Valley Shopping Centre offers an extensive selection of retail stores, restaurants and leisure facilities. Families are well catered for with a number of highly regarded primary and secondary schools located close by.

For those who enjoy the outdoors, the area boasts several parks,

green spaces and recreational facilities, including Parkwood Recreation Ground and nearby countryside walks. Rainham town centre is just a short drive away and offers additional shopping, dining and leisure options, together with a mainline railway station providing regular services to London and the Kent coast.

The location also benefits from excellent road connections via the A2, M2 and M20, making travel throughout Kent and beyond straightforward. Combining convenience, community and accessibility, Parkwood remains one of the Medway area's most sought-after residential locations.

## Entrance Porch

## Lounge/Diner

6.25m x 3.73m (20'6 x 12'3)

## Kitchen

3.00m x 2.34m (9'10 x 7'8)

## Bedroom One

3.94m x 2.95m (12'11 x 9'8)

## Bedroom Two

3.00m x 2.34m (9'10 x 7'8)

## Bedroom Three

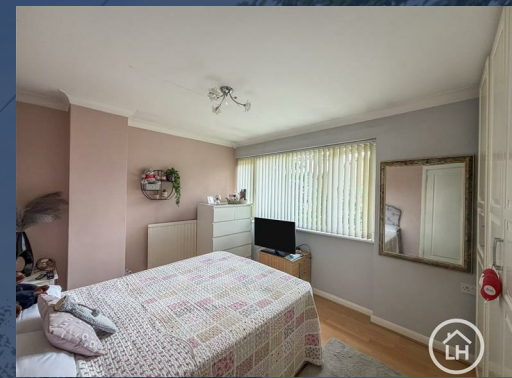
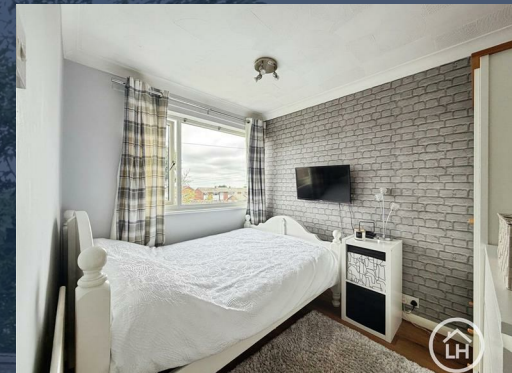
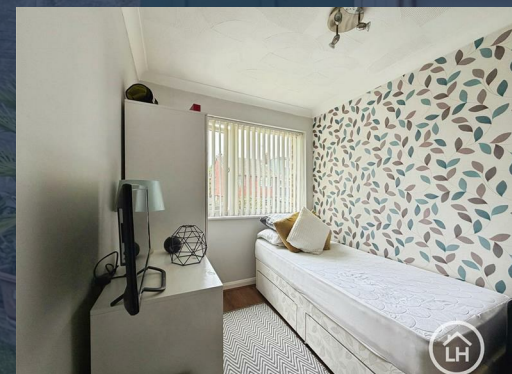
2.95m x 2.18m (9'8 x 7'2)

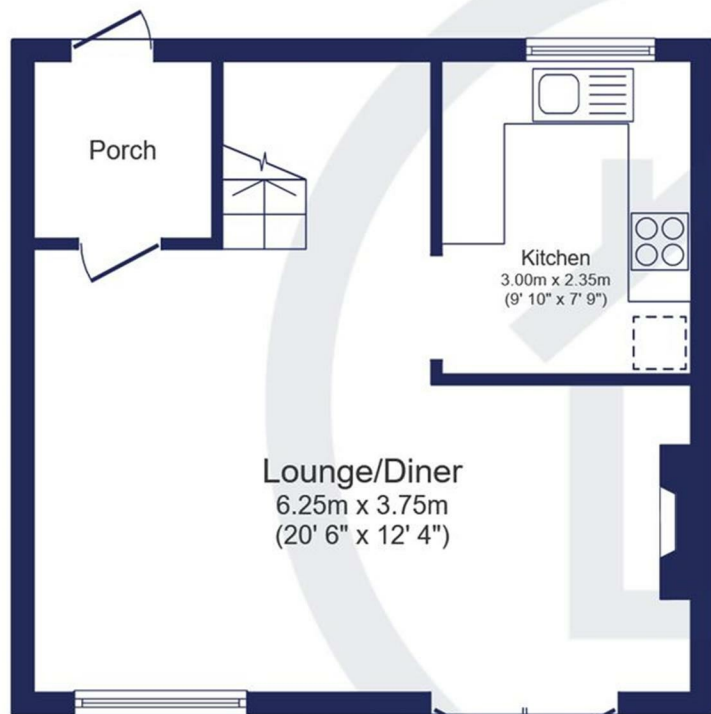
## Bathroom

## About LambornHill

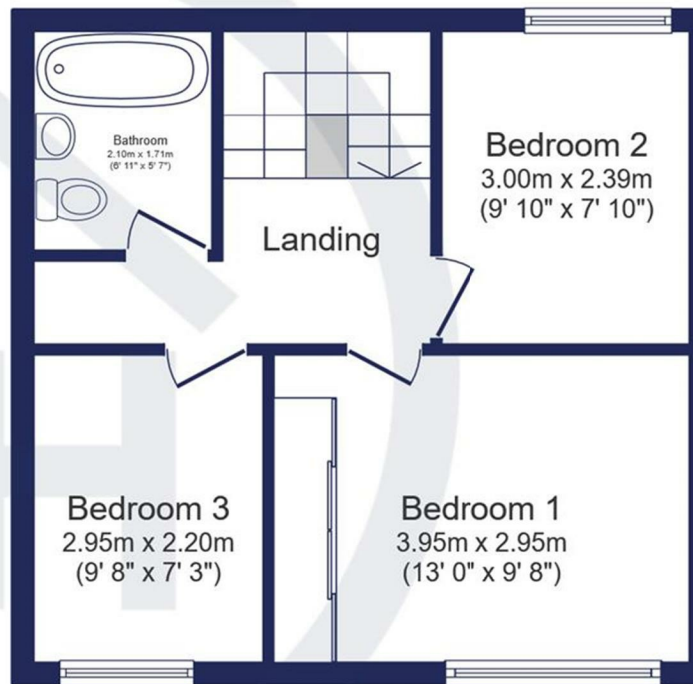
Our agency has grown steadily over the years, built on a foundation of recommendations, reputation, and respect.

Since 2009, we have been helping buyers, sellers, landlords, and tenants navigate the property market in Sittingbourne and the wider Swale area. Our experienced team is dedicated to providing expert advice, tailored solutions, and a seamless property journey. With a strong local reputation built on trust and results, we are here to make your next move a success. Contact us today and experience the LambornHill difference.





Ground Floor



First Floor

Total floor area: 76.2 sq.m. (821 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



## Energy Efficiency Rating

|                                             | Current | Potential |
|---------------------------------------------|---------|-----------|
| 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 |         |           |

England & Wales

EU Directive  
2002/91/EC



LambornHill have produced these details in good faith and believe they provide a fair and accurate description of the property being marketed. Following inspection and prior to financial commitment prospective buyers should satisfy themselves as to the property's suitability and make their own enquiries, relating to specific points of importance for example condition of items, permissions, approvals and regulations. The accuracy of these details are not guaranteed and they do not form part of any contract.

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