



High Street, Rainham, Gillingham  
Asking Price £375,000

## Key Features

- Three Bedroom Semi Detached Home
- Great School Catchment Area
- Ideal For Growing Families
- Fantastic Commuter Links
- Off Road Parking
- Extended To The Rear
- Ground Floor W/C
- Walking Distance To Local Amenities
- EPC Rating - C - (69)
- Council Tax Band - C



## Property Summary

LambornHill Estate Agents are pleased to present this well-presented three-bedroom detached home, offering extended accommodation and a generous rear garden, ideally suited to households seeking space, comfort and long-term practicality.



## Property Overview

The ground floor provides a well-arranged and versatile layout, featuring a comfortable lounge and a separate dining area, creating defined yet flexible living spaces. To the rear, the property has been extended to create a spacious kitchen/breakfast room, offering an excellent hub for everyday family life, with good natural light and direct access to the garden. The layout works particularly well for both daily routines and entertaining.

Upstairs, the property offers three well-proportioned bedrooms, along with a family bathroom, providing balanced accommodation for families, guests or those needing additional space for home working or storage.

Externally, the home benefits from off-road parking, adding everyday convenience, and a large rear garden, offering ample space for outdoor relaxation, play or future potential. The garden provides a good degree of privacy and is well suited to family use.

This is on our view an excellent opportunity to secure a spacious, extended detached home with generous outdoor space, perfectly suited to modern family living.

## About The Area

High Street in Rainham offers a well-established and convenient residential setting, ideally suited to households seeking easy access to local services while remaining part of a settled community.

The area is well served by a wide range of amenities, including local shops, supermarkets, cafés, healthcare facilities and leisure services, all within easy reach. Several primary and secondary schools are located nearby, making the area particularly appealing for families.

Rainham town centre and Rainham mainline station are close by, providing regular rail services to London and surrounding areas. Road connections via the A2 and M2 offer straightforward access across Medway and into wider Kent, supporting both local and commuter travel.

Residents can also enjoy nearby green spaces, parks and walking routes, providing opportunities for outdoor activity and family time, while community facilities contribute to a friendly and well-connected neighbourhood feel.

Overall, High Street, Rainham combines accessibility, everyday convenience and established residential living, making it an excellent location for those looking to settle into a well-supported and connected area.

## Entrance Hall

### Lounge

11'7 x 10'10

### Dining Room

12'1 x 10'2

### Kitchen/Breakfast Room

17'6 x 16'3

### Utility Room

7'1 x 5'9

### Cloakroom

### Bedroom One

12'1 x 10'10

### Bedroom Two

11'11 x 10'6

### Bedroom Three

10'12 x 7'8

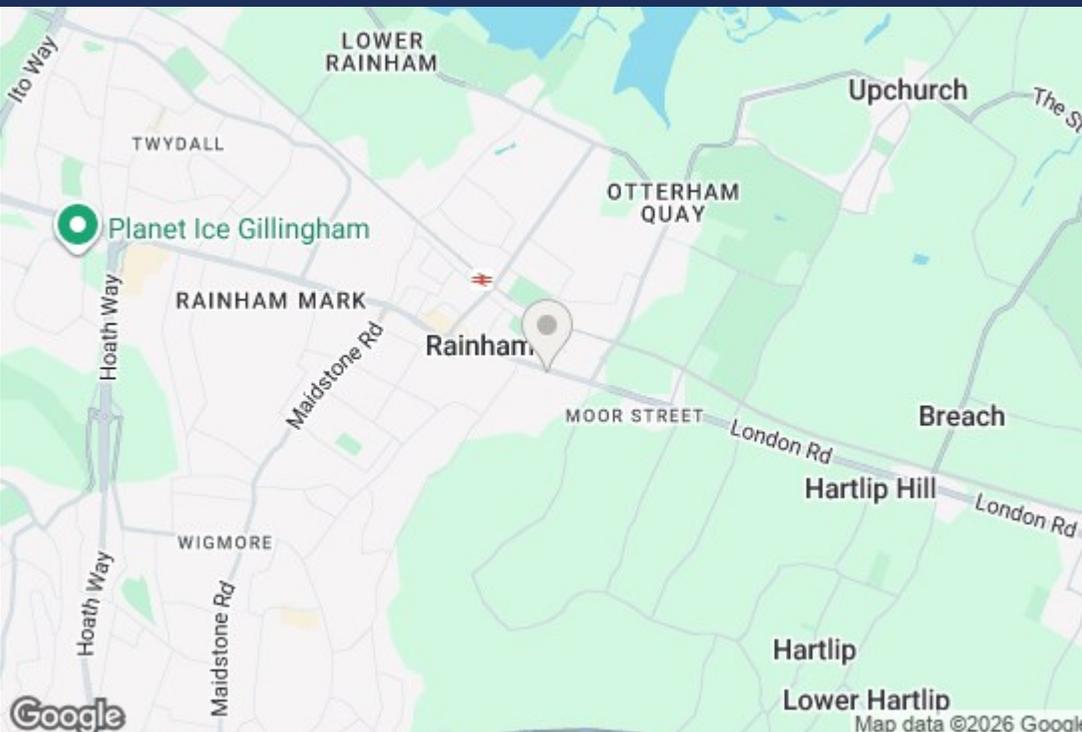
### Bathroom

## 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.

**- Let's Keep It Local, Let's Keep It LambornHill!**





Ground Floor

First Floor

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](http://www.Propertybox.io)



| Energy Efficiency Rating  |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs                     |   |                         |           |
| (92 plus)   | A |                         | 87        |
| (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 <sub>2</sub> ) Rating                  |   | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |   |                         |           |
| England & Wales   |   | EU Directive 2002/91/EC |           |

Lamborn & Hill 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.

Unit 6, Parkwood Green Shopping Centre Long Catlis Road, Rainham, ME8 9PN

T: 01634 912700

[rainham@lambornhill.com](mailto:rainham@lambornhill.com)

[www.lambornhill.com](http://www.lambornhill.com)

