

Asking Price £400,000

The Maltings, Rainham, Gillingham

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Summary of The Maltings

LambornHill are delighted to present to the market this substantial and versatile four-bedroom end-of-terrace home, positioned within a quiet cul-de-sac in a popular Rainham location. Offering generous accommodation across three floors, a private rear garden and driveway parking to the front, this property presents an excellent opportunity for growing families, multi-generational living or investors seeking a ready-made income-producing asset.

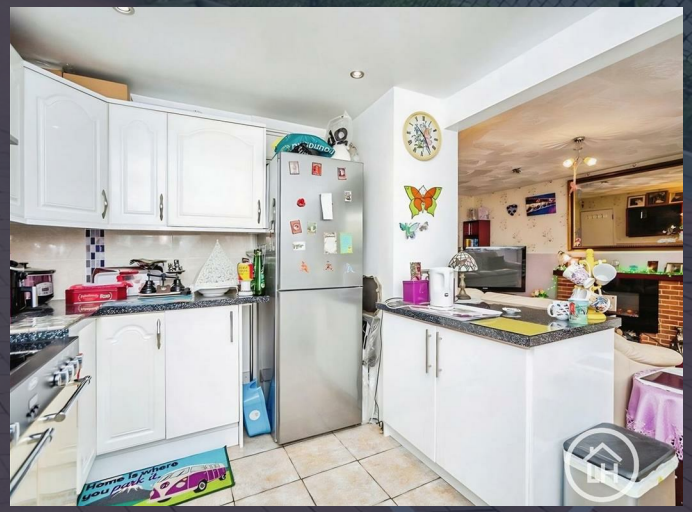
Key Features

- Four Bedroom Extended End Of Terrace
- Three Reception Rooms
- Large Driveway
- Versatile Layout
- Great Commuter Links
- Four Bathrooms
- Ideal For Multi Generational Families
- Popular Cul-De-Sac Location
- EPC Rating - C - (70)
- Council Tax Band - D

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Property Overview

The ground floor offers flexible living space, including a spacious lounge, separate reception room and an additional reception area that could be utilised as a family room, home office or dining space. The kitchen is well-positioned to serve the living accommodation, while a ground floor bedroom benefits from its own en-suite facilities, creating an ideal arrangement for guests, independent family members or tenants.

Across the upper floors, there are three further well-proportioned bedrooms alongside family bathroom and shower room facilities, ensuring the property comfortably caters for larger households. The adaptable layout provides excellent flexibility to suit a variety of lifestyles and requirements.

Externally, the property enjoys a rear garden offering space for outdoor entertaining and family enjoyment, while the driveway to the front provides convenient off-road parking. Tucked away within a cul-de-sac setting, the property benefits from a pleasant residential environment whilst remaining well connected to local amenities.

Of particular note, the property currently holds an HMO licence, presenting an attractive proposition for investors looking to continue its existing use or those seeking a property with strong rental potential.

Properties offering this level of space, versatility and investment opportunity are rarely available, and viewing is highly recommended to fully appreciate everything this home has to offer.

About The Area

The Maltings is a well-established and highly regarded residential development situated on the edge of Rainham, offering a peaceful cul-de-sac setting while remaining conveniently close to a wide range of local amenities. Popular with families, professionals and investors alike, the area provides an excellent balance between modern convenience and community living.

Rainham town centre is within easy reach and offers a comprehensive selection of shops, supermarkets, cafés, restaurants and everyday services. For commuters, Rainham railway station provides regular services to London Victoria, London St Pancras via High Speed and the Kent coast, making the area particularly attractive for those travelling into the capital.

Families are well served by a choice of respected primary and secondary schools, alongside nearby parks, leisure facilities and open green spaces. The area also benefits from excellent road connections, with quick access to the A2, M2 and wider motorway network.

For those who enjoy the outdoors, Riverside Country Park, Berengrave Nature Reserve and the scenic walks along the Medway Estuary are all within easy reach, offering plenty of opportunities for recreation and relaxation.

Combining strong transport links, excellent local amenities and a family-friendly environment, The Maltings remains one of Rainham's most desirable residential locations.

Lounge
5.46m x 3.71m (17'11 x 12'2)

Dining Room
5.08m x 2.51m (16'8 x 8'3)

Reception Room
3.33m x 3.00m (10'11 x 9'10)

Kitchen
3.61m x 2.69m (11'10 x 8'10)

Bedroom One
5.99m x 2.11m (19'8 x 6'11)

Ensuite

W/C

Bedroom Three
3.25m x 3.33m (10'8 x 10'11)

Bedroom Four
3.33m x 2.74m (10'11 x 9')

Bathroom

Shower Room

Bedroom Two
4.24m x 3.33m (13'11 x 10'11)

Bathroom

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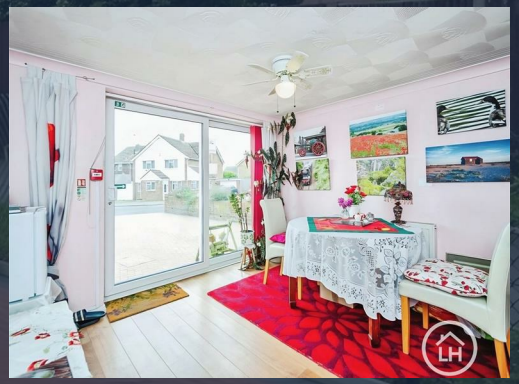
Our agency has grown steadily over the years, built on a foundation of recommendations, reputation, and respect.
Since 2009, we have been helping buyers, sellers, landlords, and tenants navigate the property market in Sittingbourne and the wider Swale area. Our experienced team is dedicated to providing 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.

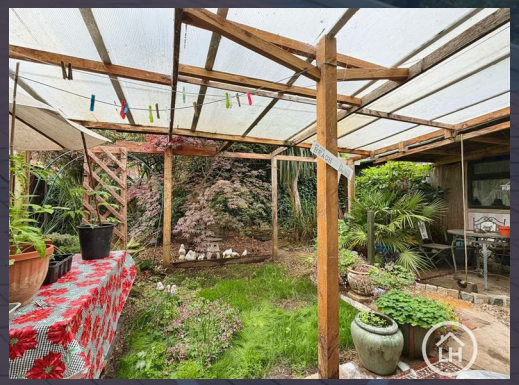
- Lets Keep It Local, Lets Keep It LambornHill!

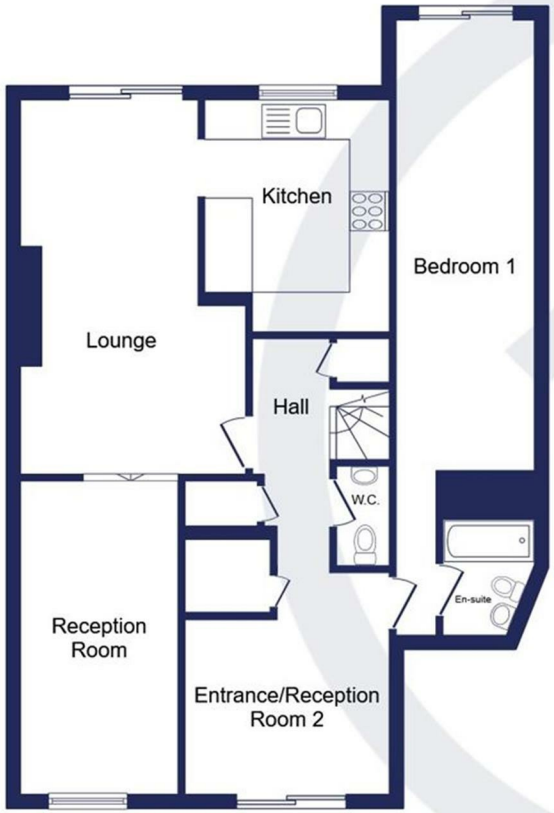
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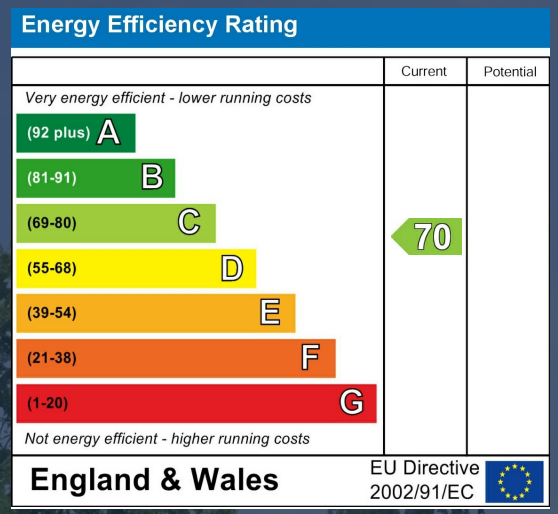


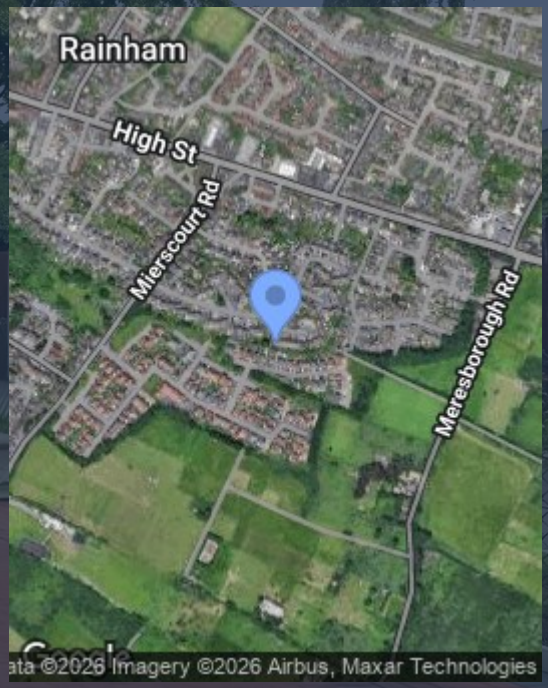


Ground Floor First Floor Second Floor

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

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