



Cowbeck Close, Gillingham

Asking Price £450,000

## Key Features

- Four Bedroom Detached Home
- Desirable Cul-De-Sac Location
- Conservatory Overlooking The Garden
- Study - Ideal For Home Working
- Well Presented Throughout
- Garage & Large Driveway
- Spacious Lounge/Diner
- Ideal For Growing Families
- EPC Rating - D (68)
- Council Tax Band - D



## Property Summary

LambornHill Estate Agents are delighted to present this well-presented four-bedroom detached family home, tucked away within a quiet cul-de-sac location and offering generous, flexible accommodation ideal for modern family living.



## Property Overview

The ground floor provides a spacious and well-balanced layout, featuring a bright lounge and a separate dining area, creating clearly defined yet versatile living spaces. The kitchen is sensibly positioned for everyday practicality and connects well with the rest of the home. A useful study offers an ideal space for home working, homework or quiet retreat, while a conservatory adds further living space with views over the garden. Good storage completes the downstairs accommodation.

Upstairs, the property offers four well-proportioned bedrooms, alongside a family bathroom. The layout provides excellent flexibility for families, guests or those needing adaptable space as circumstances change.

Externally, the home benefits from a garage and a good-sized driveway, providing ample off-street parking and storage. The surrounding outdoor space offers scope for relaxation and family use, while the cul-de-sac setting enhances privacy and safety.

Situated in a popular residential area, Cowbeck Close offers a calm and settled environment with convenient access to local amenities, schools, green spaces and transport links, making it an excellent choice for those seeking long-term stability and comfort.

An ideal opportunity to secure a spacious detached home in a peaceful location, perfectly suited to family life.

## About The Area

Cowbeck Close is situated within a quiet and well-established residential area of Rainham, offering a peaceful setting ideal for families seeking a settled and community-focused environment. The cul-de-sac position provides a sense of privacy and limited through traffic, enhancing safety and tranquillity.

The area is well served by a range of local amenities, including shops, supermarkets, healthcare facilities and leisure services, all within easy reach. A selection of primary and secondary schools are nearby, making the location particularly suitable for households with children of all ages.

For commuters and those needing wider access, Rainham town centre and mainline railway station are close by, offering regular services to London and surrounding areas. Road connections via the A2 and M2 provide straightforward travel across Kent and beyond.

Residents can also enjoy nearby green spaces, parks and walking routes, supporting an active and balanced lifestyle, while community facilities and open spaces contribute to a welcoming neighbourhood feel.

Overall, Cowbeck Close offers a location that combines peaceful residential living with practical accessibility, making it an excellent choice for long-term family occupation.

## Ground Floor

### Lounge/Diner

21'1 x 11'9

### Kitchen

16'9 x 9'2

### Conservatory

11'2 x 9'7

### Study

9'8 x 5'3

### Bedroom One

10'08 x 9'6

### Bedroom Two

11'9 x 8'5

### Bedroom Three

8'8 x 8'6

### Bedroom Four

8'8 x 8'4

### Bathroom

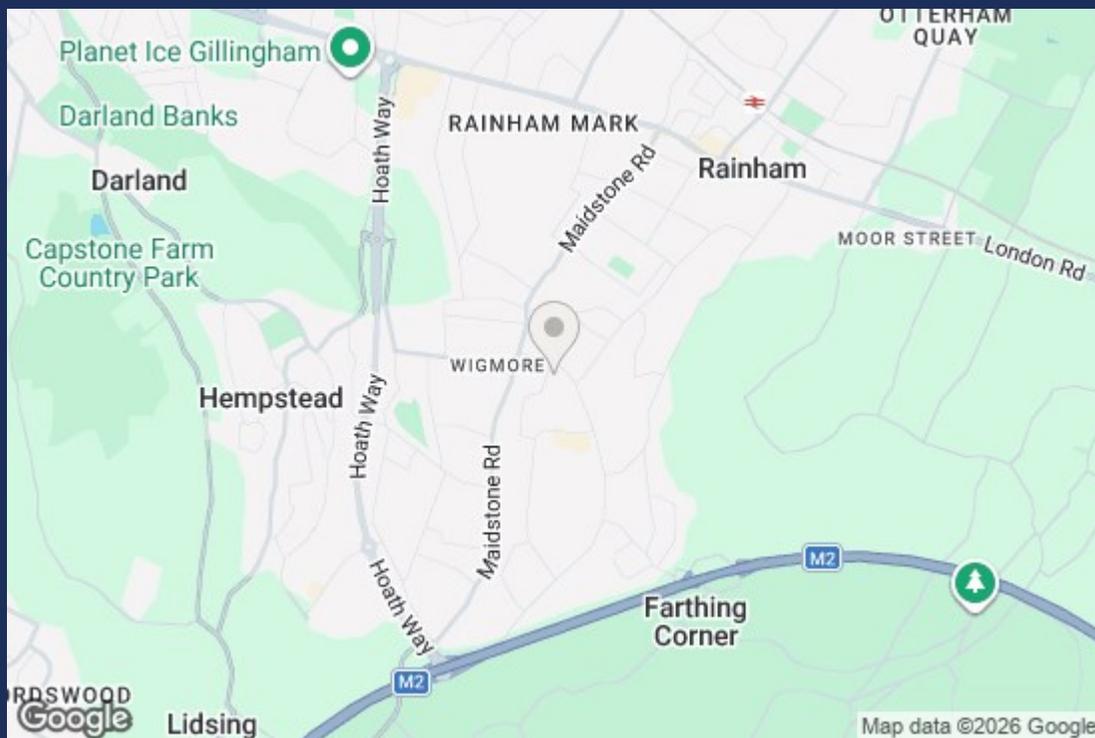
7'6 x 5'5

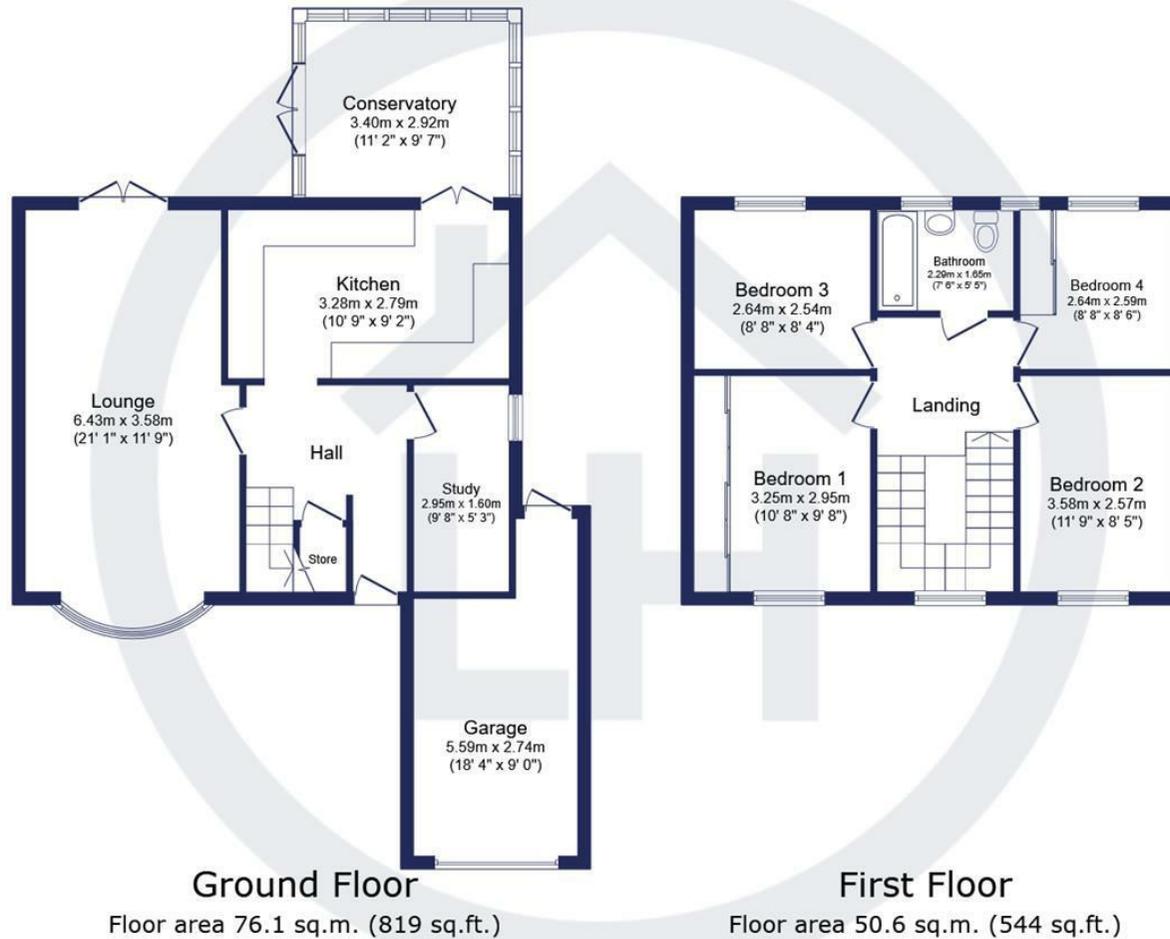
## About LambornHill

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.

**- Lets Keep It Local, Lets Keep It LambornHill!**





Total floor area: 126.7 sq.m. (1,364 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](http://www.Propertybox.io)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			80
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		68	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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) <b>A</b>			80
(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 environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		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)

