Guide Price £400,000

Parker Close, Gillingham

3 2 2

Summary of Parker Close

** Guide Price £400,000 to £425,000 **

LambornHill Estate Agents are delighted to bring to the market this well-presented three-bedroom semi-detached home, ideally positioned at the end of a desirable cul-de-sac in Rainham. Offering versatile split-level accommodation, a good size rear garden and driveway, this property provides an excellent opportunity for families looking for a comfortable home in a popular residential setting.

Key Features

- Three Bedroom Split Level Semi Detached
- 1293 SQ FT.
- Good Size Bedrooms
- Sought After Cul-De-Sac Location
- Versatile Second Reception Room - Ideal Home Office Or Playroom
- Non Overlooked West Facing Rear Garden
- Integral Garage & Driveway
- Family Bathroom & Handy Ground Floor Shower Room
- EPC Rating D (63)
- Council Tax Band - D

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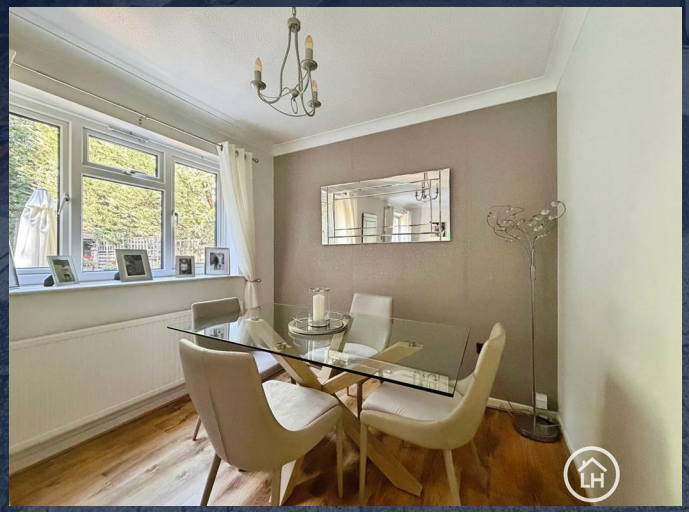

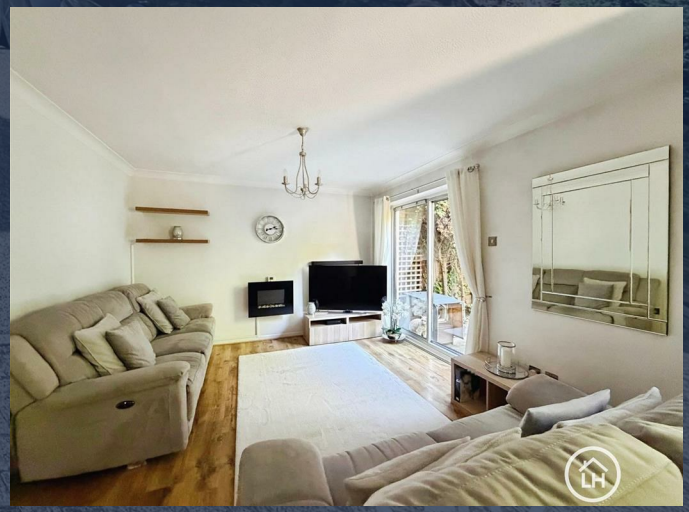

Property Overview

The ground floor offers a welcoming entrance hall leading into a spacious reception/dining room, with the kitchen positioned to the rear overlooking the garden. The layout provides a practical balance of living and dining space, with direct access towards the rear garden.

Upstairs, the property provides three bedrooms, including two well-proportioned bedrooms and a further third bedroom, together with the family bathroom.

A particular feature is the additional reception room located on the lower ground floor, offering useful flexibility for a home office, playroom, snug or additional living space depending on individual requirements. The property also benefits from a substantial garage, providing secure storage and parking.

Outside, the rear garden offers a generous amount of space for outdoor entertaining, children to play or simply relaxing, while the driveway provides convenient off-road parking.

Situated within a sought-after cul-de-sac, this well-presented home combines generous outdoor space, versatile accommodation and convenient parking, making it an appealing choice for growing families and buyers looking for a well-connected Rainham location.

About The Area

Parker Close is a desirable residential cul-de-sac in Rainham, offering a peaceful setting while remaining conveniently positioned for local amenities and everyday essentials. The area is particularly popular with families, with a good selection of schools and green spaces available nearby.

Rainham town centre is within easy reach and provides a useful range of shops, supermarkets, cafés, restaurants and other day-to-day amenities. Hempstead Valley is also close by, offering a wider selection of retail, leisure and dining options.

For commuters, Rainham railway station provides regular services towards London and the Kent coast, including High Speed 1 services to London St Pancras. The area also benefits from excellent road connections, with the A2 and M2 providing convenient access across Kent and towards the M25 and London.

With its established residential surroundings, access to good schools, local amenities and excellent transport links, Parker Close offers a well-connected and family-friendly location within Rainham.

Entrance Hall

Lounge/Diner

6.45m x 3.53m (21'2 x 11'7)

Kitchen

3.10m x 2.69m (10'2 x 8'10)

W/C

Reception Room

3.43m x 3.15m (11'3 x 10'4)

Bedroom One

3.38m x 3.38m (11'1 x 11'1)

Bedroom Two

3.38m x 3.02m (11'1 x 9'11)

Bedroom Three

3.05m x 2.16m (10' x 7'1)

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.

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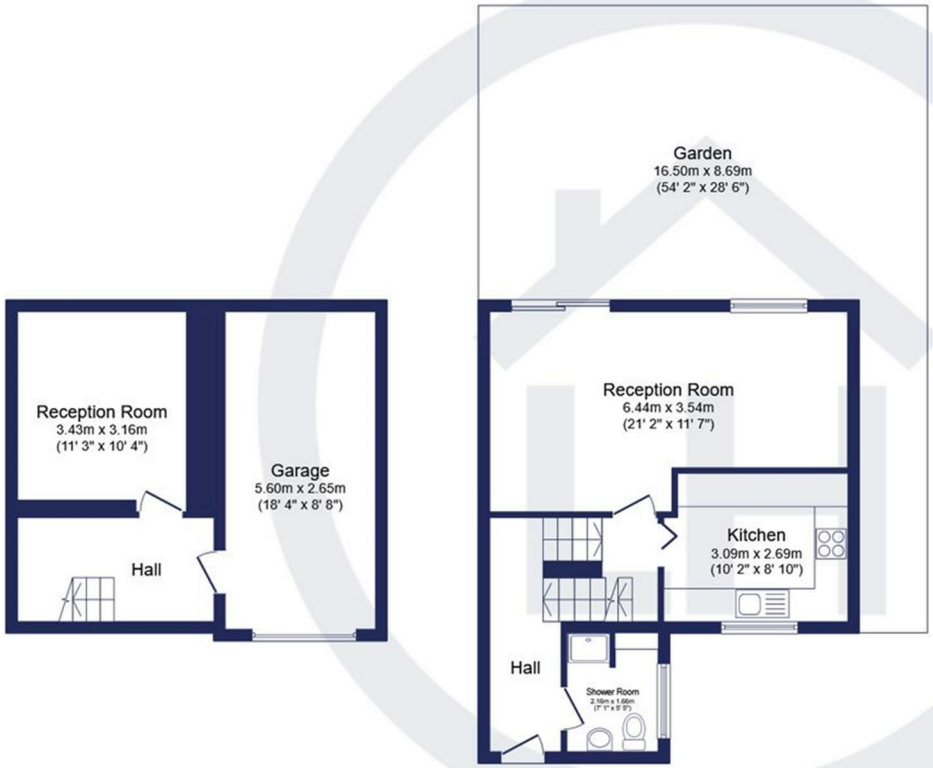

Lower Ground Floor | Ground Floor | First Floor

Total floor area: 120.1 sq.m. (1,293 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

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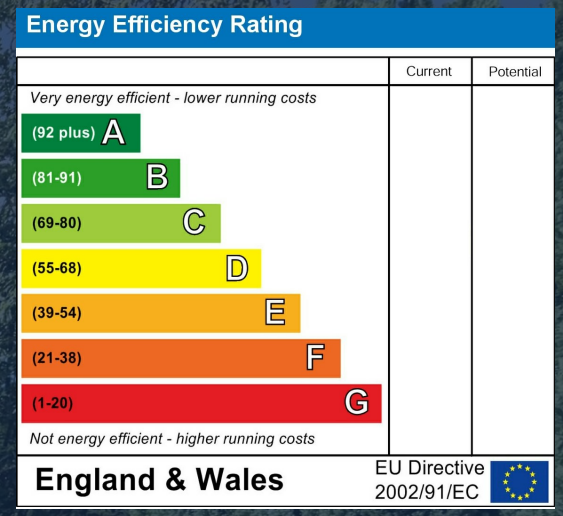

LambornHill have produced these details in good faith and believe they provide a fair and accurate description of the property being marketed. Following inspection and prior to financial commitment prospective buyers should satisfy themselves as to the property's suitability and make their own enquiries, 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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