



Price Guide £350,000

Cozenton Close, Rainham, Gillingham



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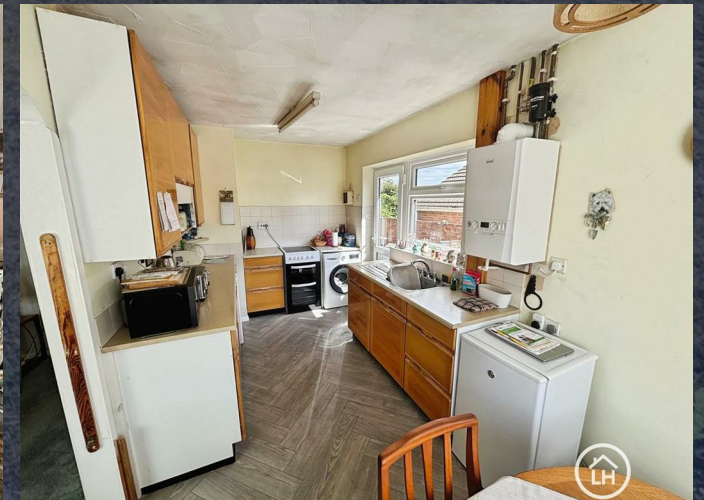
Summary of Cozenton Close

GUIDE PRICE *** £350,000 - £375,000

Occupying a generous plot on Cozenton Close, this attractive detached bungalow offers spacious, practical single-level living with excellent potential for those looking to enjoy a comfortable home in a well-established residential setting.

Key Features

- Detached two-bedroom bungalow
- Well-proportioned kitchen/diner
- Two comfortable bedrooms
- Potential for further development (subject to Planning Consents)
- Entrance porch and central hallway
- Small Cul de Sac with similar style properties
- Close to the Town Centre and Mainline Train Station
- Large tandem double garage
- EPC D (68)
- Council tax Band E



Property Overview

With its detached position, generous living space and particularly valuable double garage, this bungalow offers a rare opportunity to secure a substantial single-storey home with excellent flexibility. There is also scope for the new owner to explore further conversion or extension, subject to the necessary planning consents.

A particular benefit is the impressive double garage, providing secure parking, excellent storage and plenty of versatility for hobbies, workshop space or home working. The property also features a spacious lounge, offering a generous main reception room with ample space for both relaxing and entertaining.

The accommodation comprises an entrance porch leading into a central hallway, two well-proportioned bedrooms, a family bathroom and a generous kitchen/diner. The kitchen/diner provides a practical hub for everyday living, while the separate lounge offers a comfortable additional space to unwind.

About The Area

Cozenton Close is a quiet and established residential cul-de-sac in Rainham, forming part of a popular area of similar homes and bungalows. The close itself offers a peaceful setting, while remaining conveniently positioned for access to the Town Centre and the mainline train station.

Rainham town centre is close by, providing a useful selection of everyday shops, cafés, pubs and local services, while larger shopping destinations including Hempstead Valley Shopping Centre are also within easy reach. The surrounding area combines established residential streets with green open spaces, making it an appealing choice for those looking for a balance between convenience and a quieter pace of life.

For commuters, Rainham railway station is a particularly valuable feature, offering direct rail services towards London and other destinations. The station is within convenient reach of

Cozenton Close, adding to the area's appeal for those who need access to the wider region.

The wider Rainham and Medway area also provides a good choice of schools, recreational facilities and local amenities, with the nearby towns of Gillingham and Sittingbourne providing further shopping, leisure and employment opportunities.

Overall, Cozenton Close combines the tranquillity of a residential cul-de-sac with excellent day-to-day convenience and accessible transport links, making it an attractive location for downsizers, commuters and those looking for a well-connected home in an established community.

Entrance Hall

Bedroom One

3.90 x 3.30 (12'9" x 10'9")

Bedroom Two

3.60 x 3.30 (11'9" x 10'9")

Lounge

5.00 x 4.90 (16'4" x 16'0")

Kitchen / Diner

5.20 x 2.40 (17'0" x 7'10")

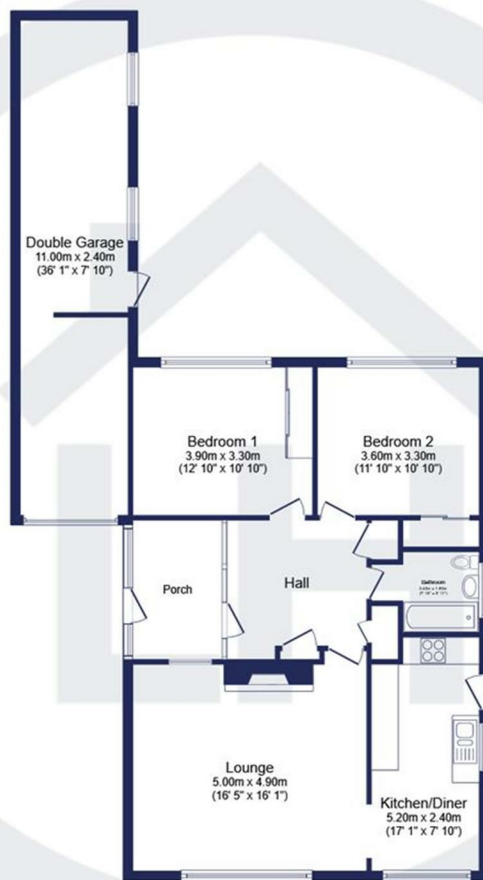
Double Garage

11.00 x 2.40 (36'1" x 7'10")

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.





Floor Plan

Total floor area: 105.4 sq.m. (1,135 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

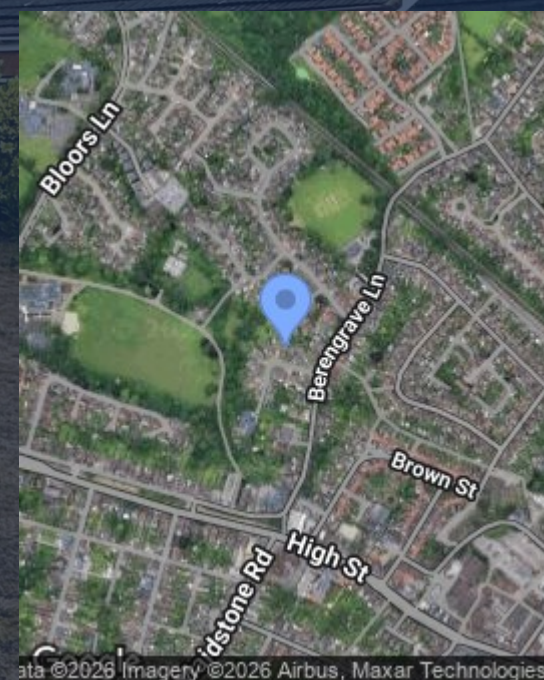
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

75

68

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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