



Northumberland Avenue, Rainham, Gillingham

Guide Price £425,000

## Key Features

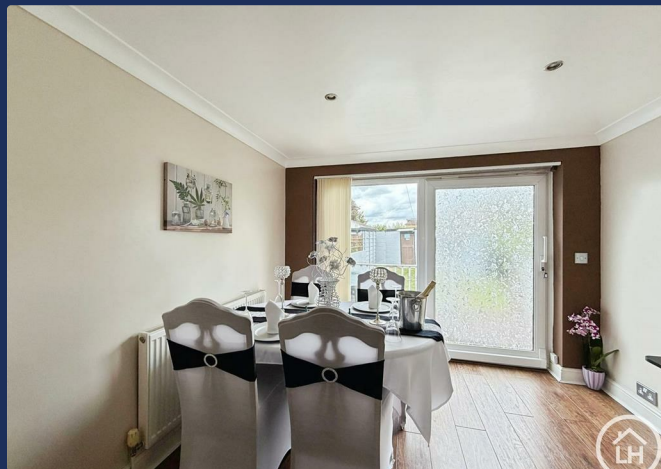
- Guide Price £425,000 To £450,000
- Four Bedroom Semi Detached
- Garage To Rear With Access
- Versatile Layout
- Walking Distance To Rainham Town Centre
- Great Commuter Links
- No Chain
- Ideal For Growing Families
- EPC Rating - D (55)
- Council Tax Band - D



## Property Summary

\*\* Guide Price £425,000 to £450,000 \*\*

Presented by LambornHill Estate Agents, this well-presented semi-detached four-bedroom family home offers spacious and versatile accommodation arranged over three floors, making it an ideal choice for growing families or those seeking flexible living space.



## Property Overview

The ground floor features a bright and welcoming lounge to the front, leading through to a dining area and fitted kitchen, creating a sociable layout suited to both everyday living and entertaining. A sunroom to the rear provides additional reception space, enjoying views over the garden and enhancing the overall sense of space and light.

To the first floor, the property offers three bedrooms, including two well-proportioned doubles and a further single room, alongside a family bathroom. The second floor is dedicated to a generous principal bedroom, complete with its own en-suite facilities, providing a private and comfortable retreat.

Externally, the property benefits from a good size rear garden with a sunny aspect, ideal for outdoor relaxation and family use. To the front, a driveway provides off-street parking, while a garage to the rear offers additional storage or parking options.

This home is particularly well suited to buyers seeking a well-maintained property with multiple living areas, practical layout, and the flexibility to accommodate a variety of modern lifestyles.

## About The Area

Northumberland Avenue is located within a popular residential area of Rainham, offering a convenient and well-connected setting ideal for a range of buyers.

The property is within easy reach of local shops, supermarkets, and everyday amenities, ensuring practical day-to-day living. Rainham High Street is also nearby, providing a wider selection of retail, dining, and leisure options.

For commuters, Rainham railway station offers regular services into London, while the nearby A2 and M2 provide straightforward road links to surrounding towns and the capital.

The area is well served by local schools, healthcare facilities, and green spaces, offering opportunities for outdoor activities and recreation. The neighbourhood provides a well-established residential environment with a strong sense of community.

Overall, Northumberland Avenue offers a balanced location combining accessibility, local convenience, and a pleasant residential setting.

## Entrance Hall

### Lounge/Diner

24'1 x 10'8

### Kitchen

11'7 x 8'3

### Utility Room

8' x 4'5

### Sun Room

9'9 x 7'9

### Bedroom One

17'2 x 12'3

### Ensuite

6'1 x 5'

### Bedroom Two

13'7 x 10'6

### Bedroom Three

10'8 x 10'6

### Bedroom Four

6'7 x 6'6

### Bathroom

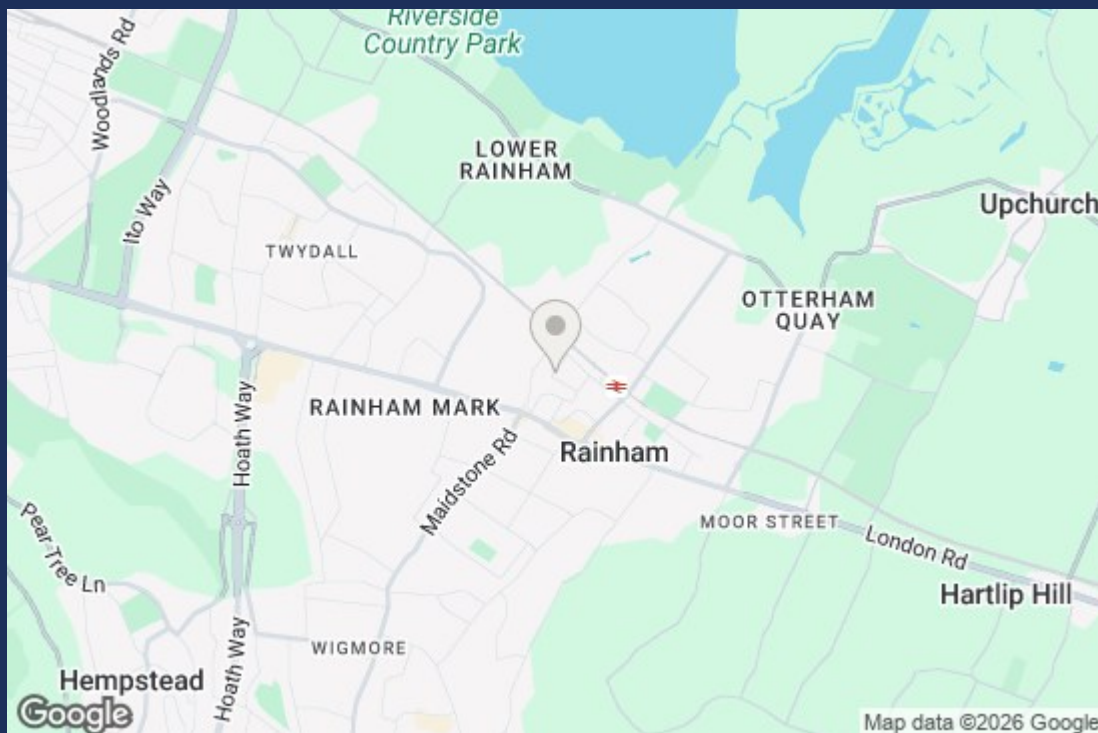
6'3 x 5'4

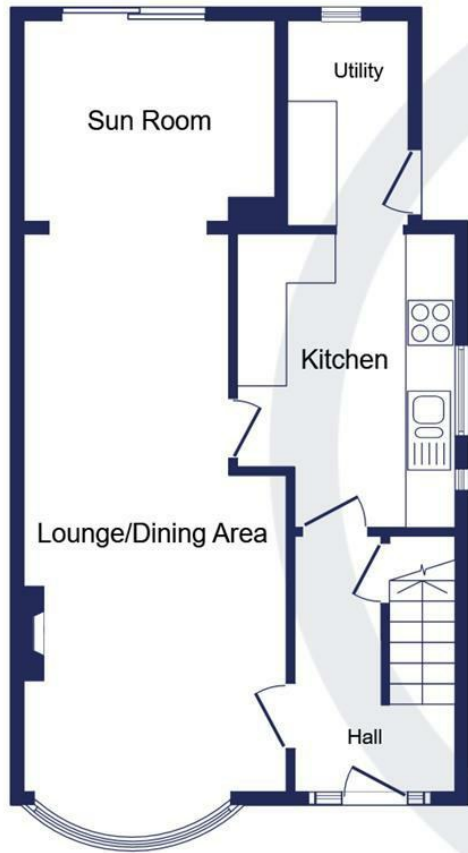
## About LambornHill

Our agency has grown steadily over the years, built on a foundation of recommendations, reputation, and respect.

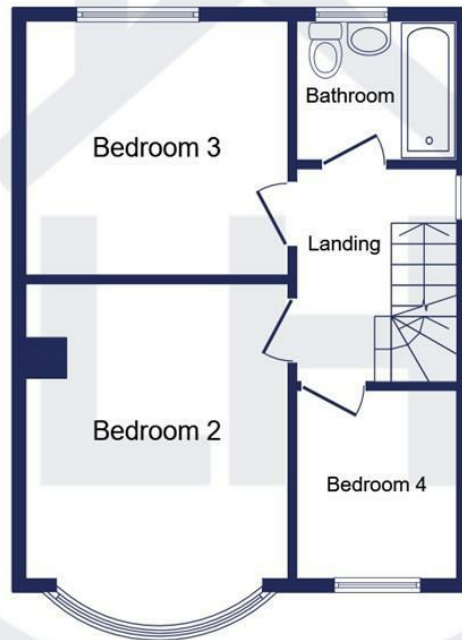
Since 2009, we have been helping buyers, sellers, landlords, and tenants navigate the property market in Sittingbourne and the wider Swale area. Our experienced team is dedicated to providing expert advice, tailored solutions, and a seamless property journey. With a strong local reputation built on trust 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!**

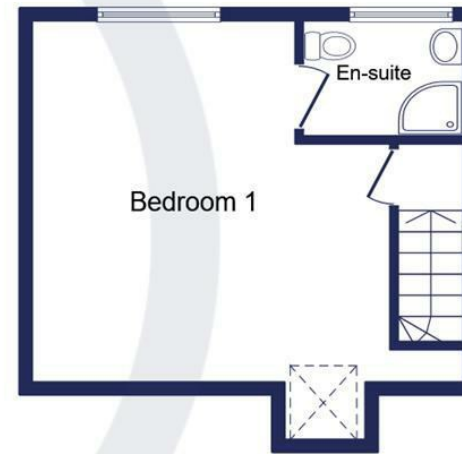




Ground Floor



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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		55	
(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.

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