



Offers In Excess Of £350,000

Broadway, Gillingham

2 2 1



Summary of Broadway

LambornHill are delighted to present to the market this spacious and well-maintained two-bedroom semi-detached bungalow, ideally positioned on the ever-popular Broadway in Rainham. Enjoying a pleasant outlook across parkland to the front, ample off-road parking and a generous rear garden, this attractive home offers comfortable single-level living in a highly convenient location.

Key Features

- Two/Three Bedroom Bungalow
- Over 1000 SQ FT.
- Conservatory
- Two Reception Rooms
- Versatile Layout
- Bay Fronted
- No Chain
- Sought After Location
- EPC Rating - D - (62)
- Council Tax Band - C



Property Overview

The accommodation is both practical and well-proportioned throughout. Upon entering, you are welcomed by a central hallway leading to two bedrooms, a modern family bathroom and a bright bay-fronted lounge. A separate dining room provides additional living and entertaining space and flows through to the conservatory, creating an excellent area to relax and enjoy views of the garden throughout the year.

The kitchen is well-appointed and complemented by a useful utility room, providing valuable additional storage and workspace rarely found in properties of this type.

Externally, the property continues to impress with a driveway to the front offering convenient off-road parking. To the rear, the garden provides a private outdoor space with plenty of room for gardening, entertaining or simply enjoying the sunshine. Opposite the property, open parkland creates an attractive outlook and adds to the overall sense of space and tranquillity.

Broadway remains a highly regarded location, offering excellent access to local shops, healthcare facilities, public transport links and Rainham town centre, making it particularly appealing to those looking for convenience and a more manageable lifestyle.

Properties of this nature are always sought after, and viewing is highly recommended to appreciate everything this charming bungalow has to offer.

About The Area

Broadway is a highly regarded residential road in Rainham, favoured for its convenient position, established surroundings and excellent access to local amenities. The area is particularly popular with those seeking a quieter pace of life whilst remaining close to everything needed for day-to-day living.

One of the standout features of this location is the attractive parkland directly opposite, providing pleasant green views, open space for walks and a lovely sense of openness rarely found in such a central setting.

Rainham town centre is within easy reach and offers a wide range of shops, supermarkets, cafés, restaurants and essential services. For those requiring transport links, Rainham railway station provides regular services to London Victoria, London St Pancras via High Speed and the Kent coast, making the area well suited to both commuters and visitors.

The location is also well served by healthcare facilities, leisure amenities and local bus routes, while the nearby A2 and M2 provide convenient road

access across Kent and towards London.

Combining a peaceful residential setting, green open spaces and excellent local conveniences, Broadway remains one of Rainham's most desirable locations for those looking to enjoy comfortable and convenient living.

Entrance Hall

Lounge

4.65m x 3.51m (15'3 x 11'6)

Dining Room

4.06m x 3.51m (13'4 x 11'6)

Kitchen

4.11m x 2.18m (13'6 x 7'2)

Conservatory

4.60m x 2.39m (15'1 x 7'10)

Utility Room

3.18m x 2.18m (10'5 x 7'2)

Bedroom One

3.33m x 3.15m (10'11 x 10'4)

Bedroom Two

3.15m x 2.26m (10'4 x 7'5)

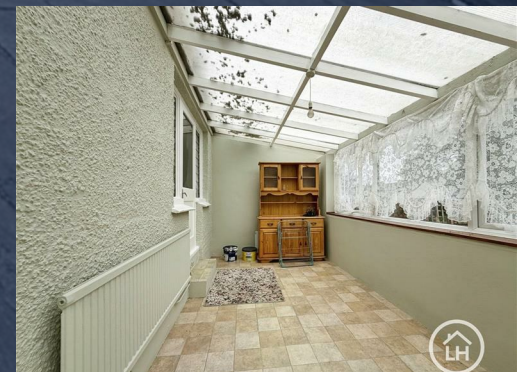
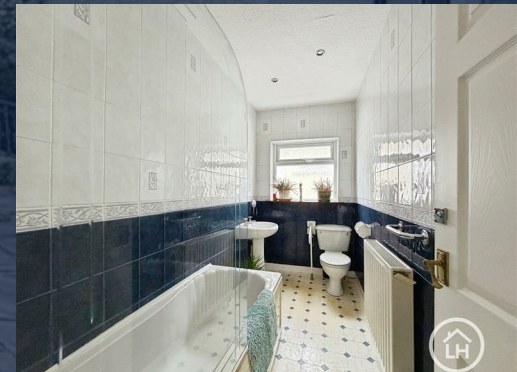
Bathroom

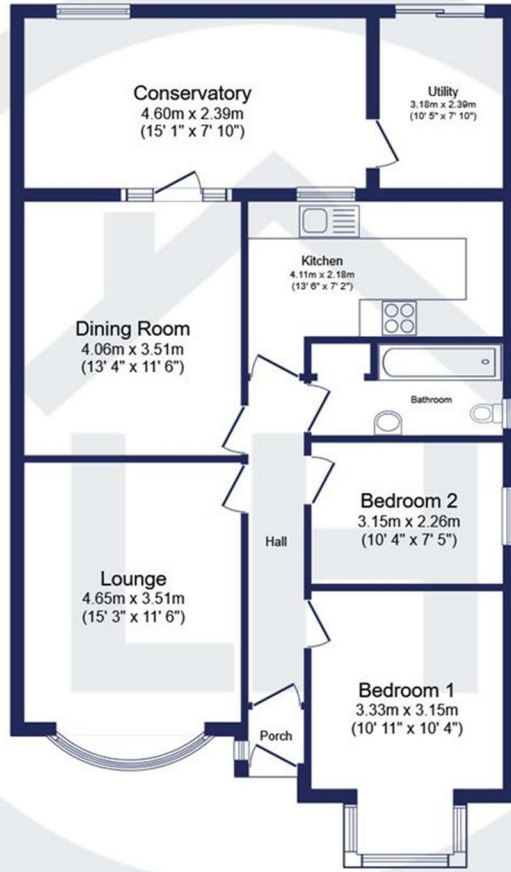
About LambornHill

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.

- Lets Keep It Local, Lets Keep It LambornHill!





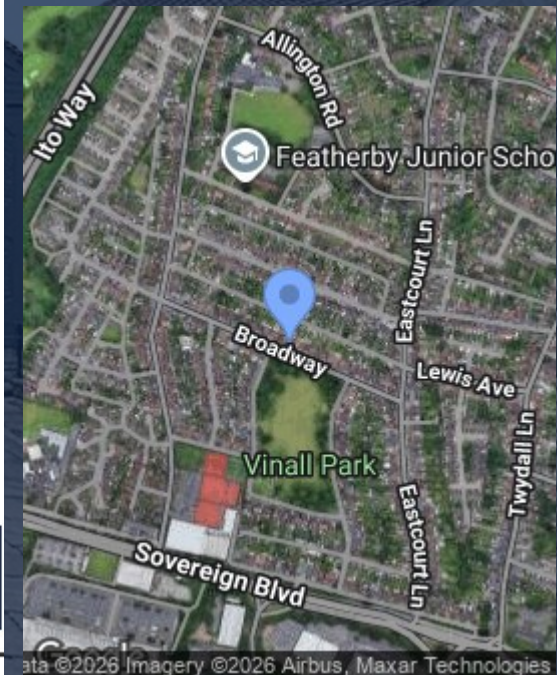
Ground Floor

Total floor area: 94.3 sq.m. (1,015 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			79
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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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