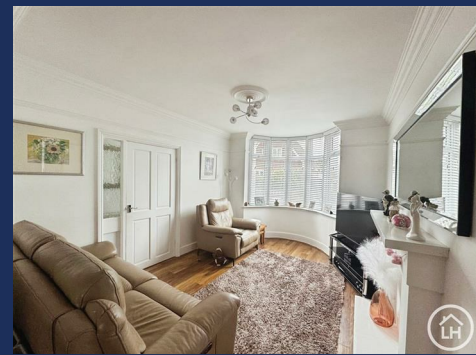




Harvey Road, Rainham, Gillingham

Offers In Excess Of £325,000

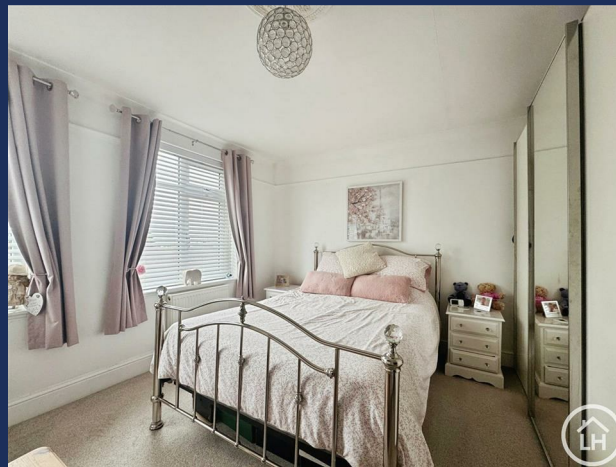
 **LambornHill**

Key Features

- Three Bedroom End Of Terrace
- Spacious Main Bedroom With En-suite
- Close To Local Primary & Secondary Schools
- Handy Utility Room & W/C
- Well-Presented Throughout
- Walking Distance To Rainham Station Offering Direct London Links
- Convenient Road Access To The A2 & M2
- Ideal Family Home
- EPC Rating - E (48)
- Council Tax Band - C

Property Summary

LambornHill Estate Agents are pleased to present this well-presented three-bedroom end-of-terrace family home, offering a practical layout, well-defined living spaces and comfortable accommodation ideally suited to households seeking stability, space and everyday functionality.



Property Overview

The ground floor comprises a welcoming entrance hall, a bright and spacious lounge, and a separate dining room, providing clear distinction between relaxation and family living areas. The kitchen is well proportioned and benefits from access to a useful utility area and a ground-floor WC, supporting efficient and organised day-to-day living.

To the first floor, the property offers three bedrooms, including a generous main bedroom with en-suite facilities, alongside a family bathroom serving the remaining bedrooms. This arrangement supports both privacy and convenience, particularly for households requiring flexible sleeping arrangements.

The home is well maintained throughout, allowing for immediate occupation while still offering scope for personalisation over time. As an end-of-terrace property, it benefits from additional natural light and a greater sense of privacy.

Situated within a popular residential area of Rainham, the property is well placed for local schools, amenities, transport links and green spaces, making it a well-balanced and appealing family home.

About The Area

Harvey Road is situated within a well-established and popular residential area of Rainham, offering a calm and family-friendly environment with excellent access to everyday amenities. The location is particularly well suited to households seeking a stable community setting with practical local connections.

Residents benefit from proximity to a range of local schools, shops and services, all within easy reach. Rainham town centre is a short distance away, providing supermarkets, independent retailers, cafés and essential facilities for day-to-day living.

The area is well connected for travel, with Rainham railway station offering direct services to London and surrounding areas. Regular bus routes operate nearby, providing convenient access across Medway, while the A2 and M2 are easily accessible for wider road travel.

For leisure and wellbeing, the area offers access to local parks, green spaces and walking routes, supporting outdoor activity and family recreation. Healthcare facilities and community services are also readily available, adding to the area's overall convenience.

Harvey Road combines accessibility, community appeal and everyday practicality, making it an attractive location for long-term residential living in Rainham.

Entrance Hall

Lounge

13'9" x 9'10"

Dining Room

11'9" x 7'10"

Kitchen

13'1" x 7'10"

Utility Room

W/C

Bedroom One

14'1" x 11'9"

Ensuite

Bedroom Two

11'9" x 7'10"

Bedroom Three

7'10" x 5'10"

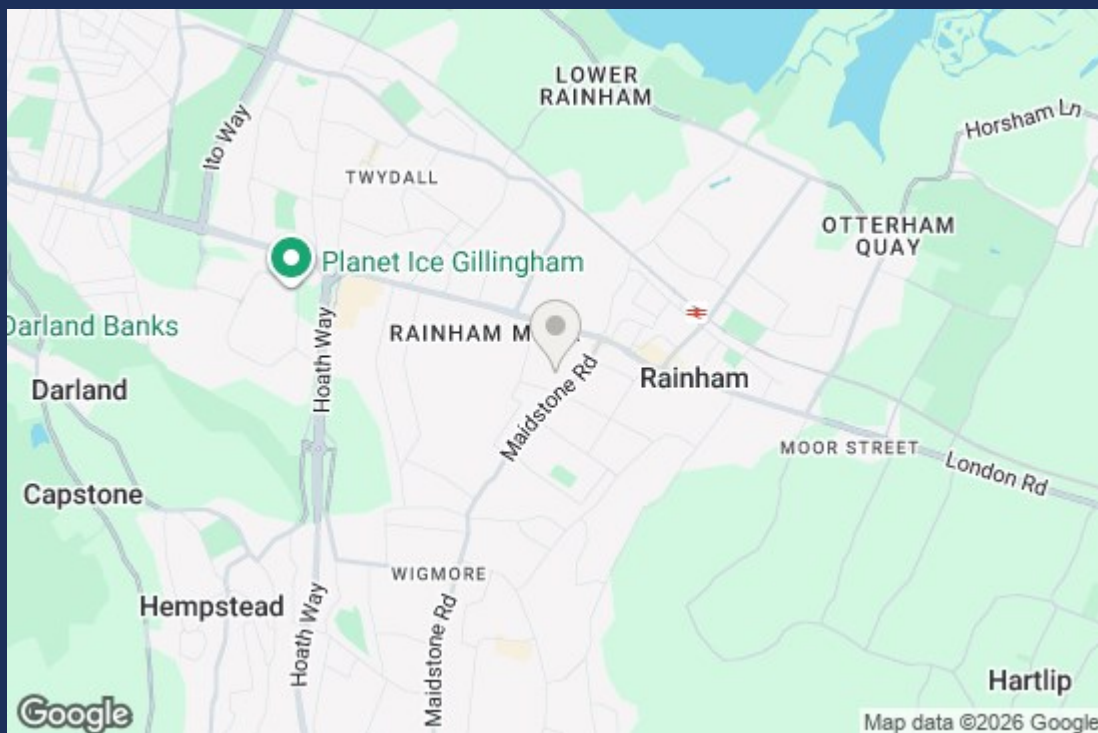
Family Bathroom

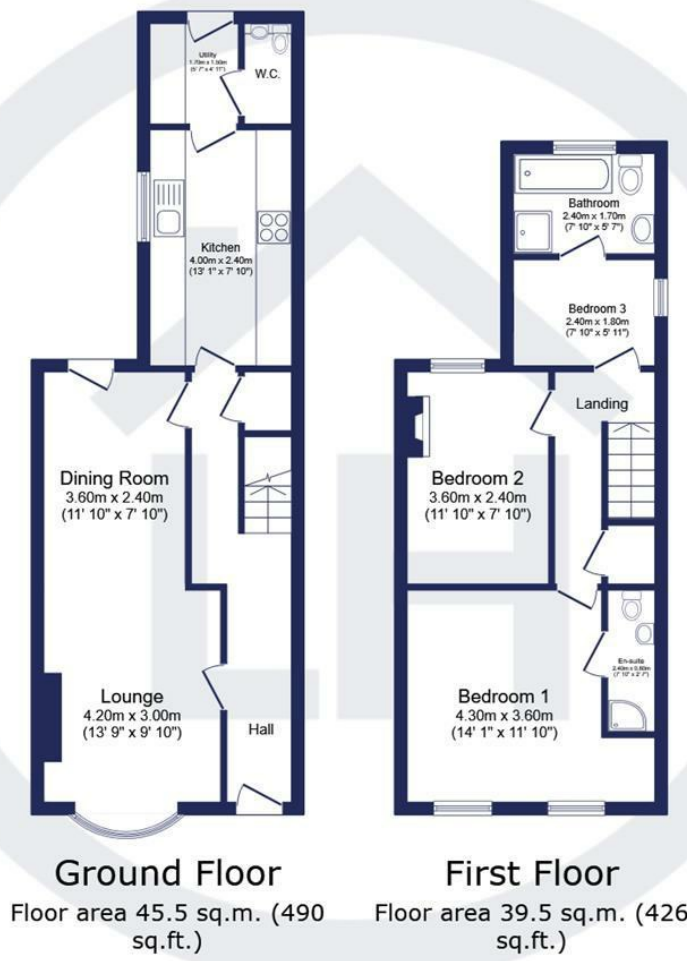
About LambornHill

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!





Total floor area: 85.0 sq.m. (915 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			75
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		48	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating			
		Current	Potential
Very environmentally friendly - lower CO2 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 CO2 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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