



Offers In Excess Of £450,000

Middleton Close, Gillingham

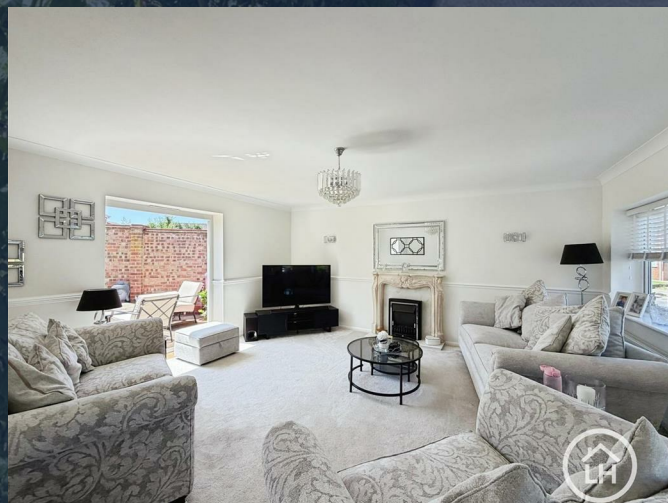


Summary of Middleton Close

LambornHill Estate Agents are delighted to present this beautifully presented three-bedroom detached family home, situated within a sought-after residential cul-de-sac in Rainham. Having been thoughtfully extended to the side, this impressive property offers generous and versatile living accommodation, making it an ideal choice for growing families seeking additional space without compromising on comfort or convenience.

Key Features

- Three Bedroom Detached Family Home
- Sunny Aspect Rear Garden
- Immaculately Presented Throughout
- Large Open Plan Kitchen/Diner
- Extended To Side
- Ground Floor & First Floor Bathrooms
- Sought After Cul-De-Sac Location
- Great Commuter Links
- EPC Rating - D (59)
- Council Tax Band - D



Property Overview

The ground floor is centred around a superb open-plan kitchen/dining room measuring over 22ft in length, creating the perfect environment for modern family living, entertaining and everyday life. The spacious lounge provides a welcoming separate reception room, ideal for relaxing at the end of the day, while a useful ground floor shower room adds practicality for busy households.

Upstairs, the property offers three well-proportioned bedrooms and a family bathroom, providing ample space for families of all sizes. The layout has been carefully designed to maximise both comfort and functionality, with plenty of natural light flowing throughout the home.

Externally, the property continues to impress with a good-sized rear garden offering space for children to play, outdoor dining and summer entertaining. To the front, a private driveway provides convenient off-road parking.

Beautifully maintained and ready to move straight into, this detached home combines generous living space, modern family-friendly accommodation and a desirable location. Properties of this calibre are rarely available, and early viewing is highly recommended to fully appreciate everything on offer.

About The Area

Middleton Close is a popular residential cul-de-sac located within the sought-after Parkwood area of Rainham, a location that continues to attract families looking for a convenient and well-connected place to live.

The area benefits from a strong sense of community and is particularly appealing to buyers seeking access to good local schools, everyday amenities and open green spaces. Parkwood Shopping Centre is within easy reach and offers a range of supermarkets, cafés, takeaway outlets and essential services, while the nearby Hempstead Valley Shopping Centre provides a wider selection of retail stores, restaurants and leisure facilities.

Families are well served by a number of highly regarded primary and secondary schools in the surrounding area, making this an excellent

choice for those with children of all ages. There are also several parks, recreation grounds and countryside walks nearby, offering plenty of opportunities for outdoor activities and family days out.

For commuters, Rainham town centre and railway station are easily accessible, providing regular services to London and the Kent coast. The A2, M2 and M20 motorway networks are also within convenient reach, allowing straightforward travel throughout Kent and beyond.

Combining a quiet residential setting with excellent local amenities and transport connections, Middleton Close remains one of Parkwood's most desirable locations for family living.

Entrance Porch

Lounge

5.3m x 5m (17'4" x 16'4")

Kitchen/Diner

6.8m x 5.8m (22'3" x 19'0")

Shower Room

Bedroom One

4.1 x 2.7 (13'5" x 8'10")

Bedroom Two

3.3 x 3.1 (10'9" x 10'2")

Bedroom Three

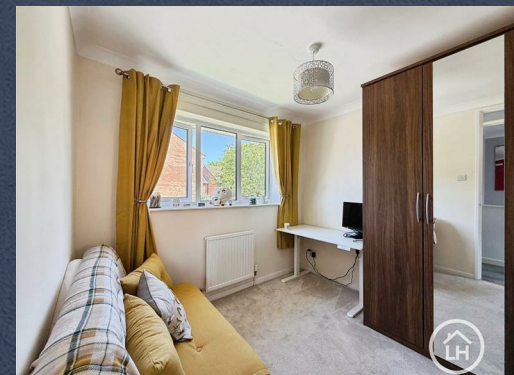
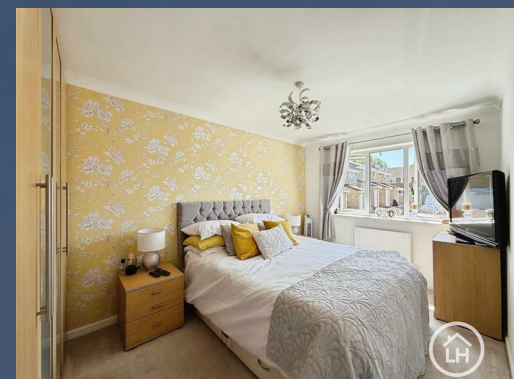
2.7 x 2.6 (8'10" x 8'6")

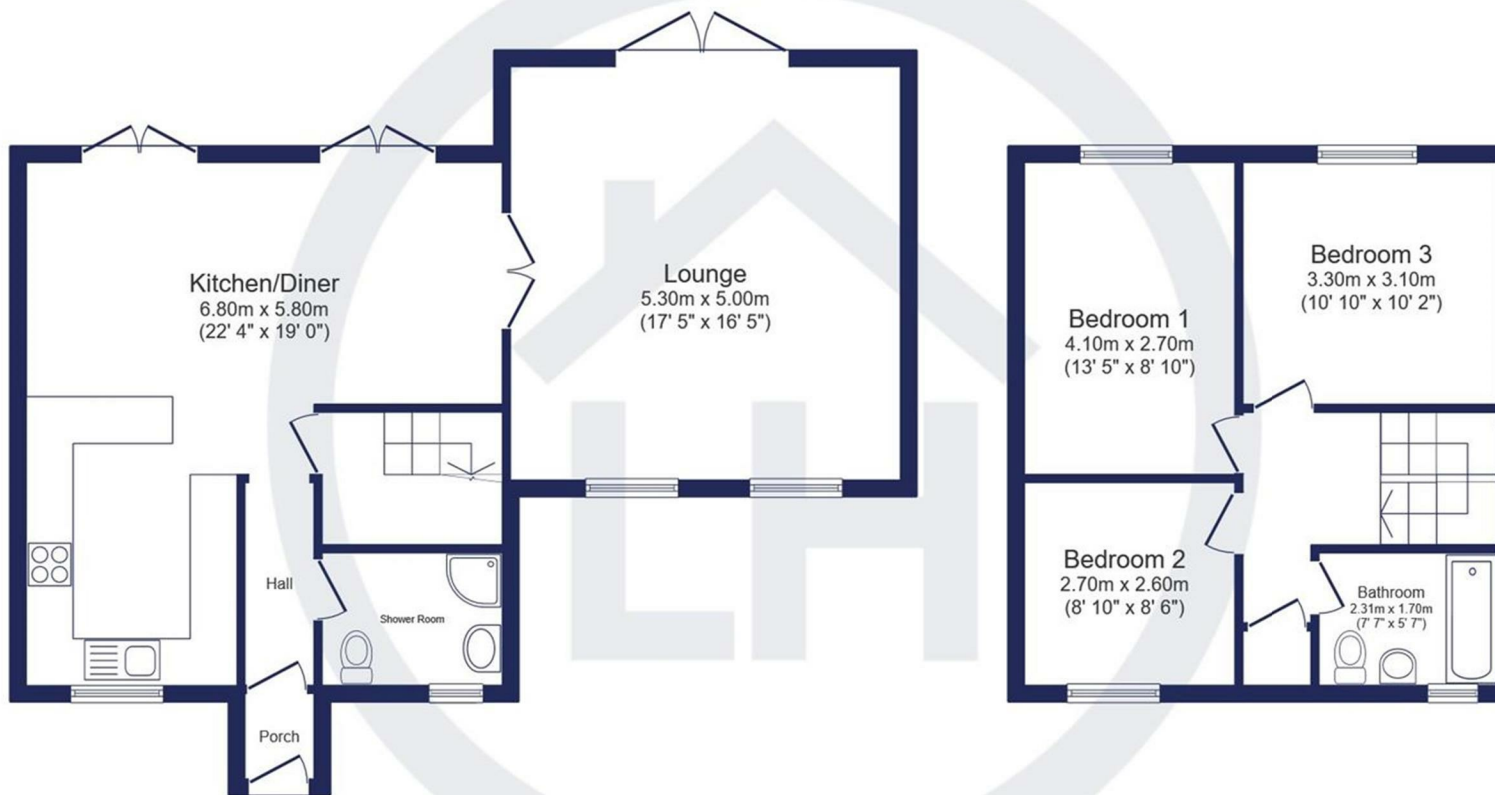
Bathroom

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

First Floor

Total floor area: 108.6 sq.m. (1,169 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		

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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