



Guide Price £475,000

Cragie Walk, Gillingham



4



2



3



Summary of Cragie Walk

** Guide Price £475,000 to £500,000 **

LambornHill Estate Agents are delighted to present to the market this beautifully presented four-bedroom detached family home, occupying a desirable position within the ever-popular Craigie Walk, Rainham. Offering spacious and versatile accommodation, a generous rear garden, garage and parking for three vehicles, this fantastic home is perfectly suited to growing families looking for space, convenience and a welcoming community.

Key Features

- Guide Price £475,000 to £500,000
- Four Bedroom Detached Family Home
- Quiet Walkway Position
- Seperate Lounge & Dining Rooms
- Driveway For Multiple Vehicles
- Ensuite To Main Bedroom
- Ground Floor W/C With Utility Area
- Excellent Schools & Commuter Links Nearby
- EPC Rating - D - (61)
- Council Tax Band - E



Property Overview

Upon entering, you are greeted by a welcoming entrance hall leading through to a bright and comfortable lounge, providing the perfect place to relax at the end of the day. Double doors open into a separate dining room, creating an ideal space for family meals and entertaining, while the fitted kitchen offers ample storage, generous worktop space and direct access to the rear garden. A practical utility/WC completes the ground floor.

Upstairs, the property boasts four well-proportioned bedrooms, including a spacious principal bedroom benefiting from its own en-suite shower room. The remaining bedrooms are served by a modern family bathroom, making the layout ideal for growing families.

Externally, the home enjoys a good-sized rear garden, providing plenty of space for children to play, outdoor dining or simply relaxing in the warmer months. To the rear of the property is a garage together with parking for three vehicles, offering excellent practicality for busy households.

Situated within a highly sought-after residential location, the property is within easy reach of well-regarded schools, local amenities, Rainham town centre and excellent commuter links, including nearby motorway connections and mainline railway services to London.

Offering generous family accommodation, tasteful décor and an enviable location, this superb home is ready for its next owners to move straight in and enjoy.

About The Area

Craigie Walk is situated within one of Rainham's most sought-after residential developments, offering a peaceful setting that is particularly popular with families. The area combines quiet surroundings with excellent everyday convenience, making it an ideal place to call home.

Residents benefit from easy access to a range of local amenities, including supermarkets, independent shops, cafés and restaurants, while Rainham town centre is just a short distance away, providing an even wider selection of retail and leisure facilities.

Families are exceptionally well served, with a number of highly regarded primary and secondary schools within easy reach, along with nearby parks and open green spaces. Riverside Country Park and Capstone Country Park are both close by, offering scenic walks, cycling routes and outdoor activities for all ages.

For commuters, Rainham railway station provides regular services to London Victoria together with high-speed connections to London St Pancras. Excellent road links via the A2, M2 and M20 also ensure straightforward travel throughout Kent and towards London.

Combining outstanding schools, excellent commuter links and a welcoming community atmosphere, Craigie Walk remains one of Rainham's most desirable locations for families seeking a well-connected lifestyle.

Porch

Lounge

5.41m x 3.53m (17'9 x 11'7)

Kitchen

4.14m x 2.90m (13'7 x 9'6)

Dining Room

3.56m x 3.43m (11'8 x 11'3)

W/C & Utility

Bedroom One

3.71m x 3.58m (12'2 x 11'9)

Ensuite Bathroom

Bedroom Two

3.56m x 3.02m (11'8 x 9'11)

Bedroom Three

3.23m x 2.16m (10'7 x 7'1)

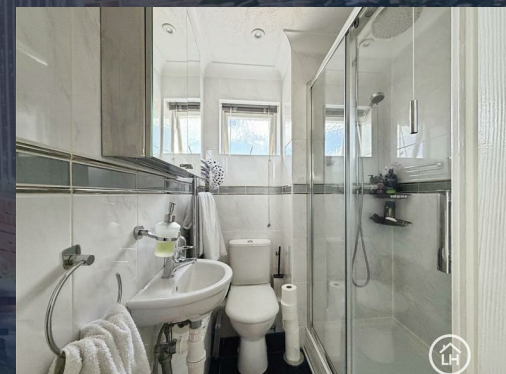
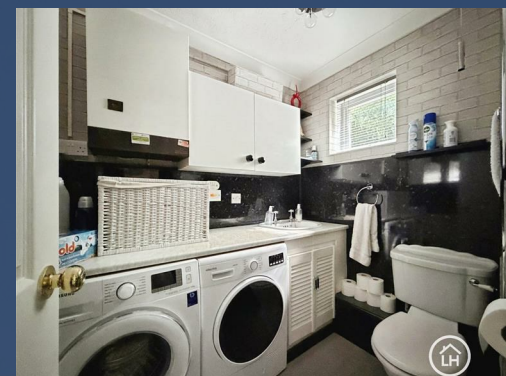
Bedroom Four

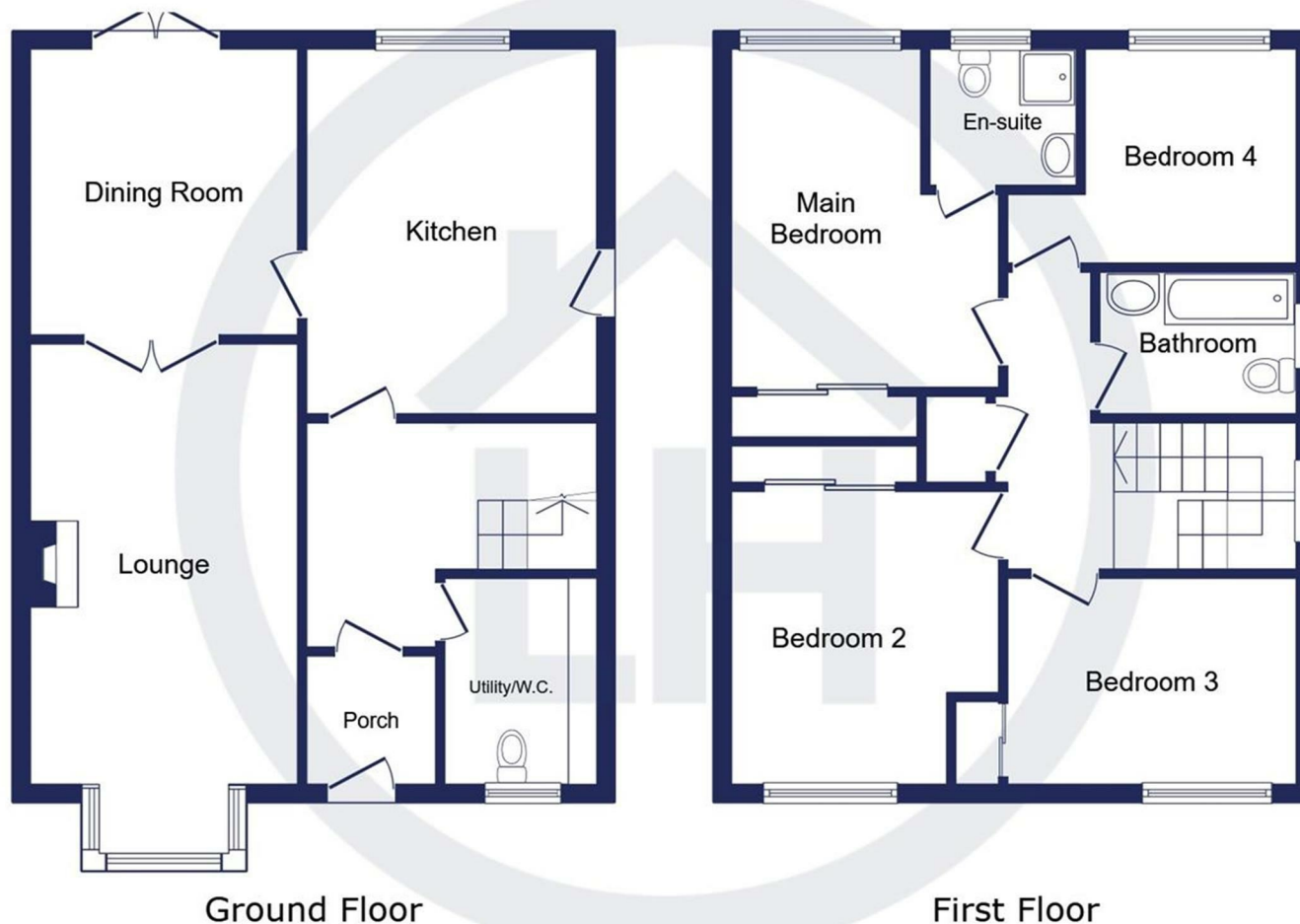
2.57m x 2.41m (8'5 x 7'11)

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.





Total floor area: 113.3 sq.m. (1,219 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		80
(55-68) D	61	
(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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