



**High Street, Rainham, Gillingham**  
**Asking Price £375,000**

## Key Features

- Three Bedroom Semi Detached Home
- Great School Catchment Area
- Ideal For Growing Families
- Fantastic Commuter Links
- Off Road Parking
- Extended To The Rear
- Ground Floor W/C
- Walking Distance To Local Amenities
- EPC Rating - C - (69)
- Council Tax Band - C



## Property Summary

LambornHill Estate Agents are pleased to present this well-presented three-bedroom detached home, offering extended accommodation and a generous rear garden, ideally suited to households seeking space, comfort and long-term practicality.



## Property Overview

The ground floor provides a well-arranged and versatile layout, featuring a comfortable lounge and a separate dining area, creating defined yet flexible living spaces. To the rear, the property has been extended to create a spacious kitchen/breakfast room, offering an excellent hub for everyday family life, with good natural light and direct access to the garden. The layout works particularly well for both daily routines and entertaining.

Upstairs, the property offers three well-proportioned bedrooms, along with a family bathroom, providing balanced accommodation for families, guests or those needing additional space for home working or storage.

Externally, the home benefits from off-road parking, adding everyday convenience, and a large rear garden, offering ample space for outdoor relaxation, play or future potential. The garden provides a good degree of privacy and is well suited to family use.

This is on our view an excellent opportunity to secure a spacious, extended detached home with generous outdoor space, perfectly suited to modern family living.

## About The Area

High Street in Rainham offers a well-established and convenient residential setting, ideally suited to households seeking easy access to local services while remaining part of a settled community.

The area is well served by a wide range of amenities, including local shops, supermarkets, cafés, healthcare facilities and leisure services, all within easy reach. Several primary and secondary schools are located nearby, making the area particularly appealing for families.

Rainham town centre and Rainham mainline station are close by, providing regular rail services to London and surrounding areas. Road connections via the A2 and M2 offer straightforward access across Medway and into wider Kent, supporting both local and commuter travel.

Residents can also enjoy nearby green spaces, parks and walking routes, providing opportunities for outdoor activity and family time, while community facilities contribute to a friendly and well-connected neighbourhood feel.

Overall, High Street, Rainham combines accessibility, everyday convenience and established residential living, making it an excellent location for those looking to settle into a well-supported and connected area.

### Ground Floor

#### Entrance Hall

#### Lounge

11'7 x 10'10

#### Dining Room

12'1 x 10'2

#### Kitchen/Breakfast Room

17'6 x 16'3

#### Utility Room

7'1 x 5'9

#### Cloakroom

### First Floor

#### Bedroom One

12'1 x 10'10

#### Bedroom Two

11'11 x 10'6

#### Bedroom Three

10'12 x 7'8

#### Bathroom

### About LambornHill

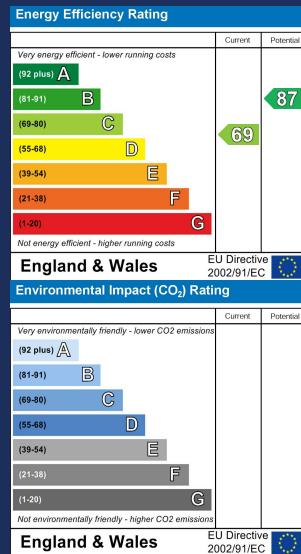
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