



Nares Road, Gillingham  
Asking Price £360,000

## Key Features

- Three bedroom Semi Detached
- Ideal For Growing Families
- Garage & Driveway
- Open Plan Lounge/Diner
- Walking Distance To Local Schools
- Great School Catchment Area
- Good Size Rear Garden
- Sought After Location
- EPC Rating - C - (73)
- Council Tax Band - C



## Property Summary

**\*\* This Property Is Sold Subject To Contract \*\***

LambornHill Estate Agents are delighted to present this well-proportioned three-bedroom semi-detached home, offering practical family living space, excellent outdoor provision and valuable off-road parking with a garage.



## Property Overview

The ground floor comprises a welcoming porch entrance leading into a bright and spacious lounge, providing a comfortable setting for everyday relaxation. To the rear, a separate dining room creates a dedicated family dining area with direct access to the garden, while the adjoining kitchen is thoughtfully arranged to maximise storage and workspace.

Upstairs, the property offers three bedrooms, including a generous main bedroom, along with a family bathroom serving the remaining accommodation. The layout provides clear separation between living and sleeping areas, supporting privacy and functional day-to-day living.

Externally, the home benefits from off-road parking and a garage, offering secure storage or additional parking options. The good-sized rear garden provides valuable outdoor space, ideal for families, entertaining or future landscaping potential.

Situated in the popular Parkwood area, the property enjoys convenient access to local schools, amenities, transport links and green spaces, making it a strong choice for households seeking stability, space and long-term suitability.

Early viewing is highly recommended to appreciate the accommodation and setting on offer.

## About The Area

Nares Road is situated within the well-established and popular Parkwood area of Rainham, offering a practical and family-friendly environment with strong local amenities and transport connections.

The area benefits from a selection of local primary and secondary schools, making it particularly appealing for households seeking convenient education options within easy reach. Nearby shopping facilities, supermarkets and everyday services provide excellent day-to-day convenience, while Rainham town centre is just a short drive away for a wider range of retail and leisure options.

Parkwood is well connected for commuters, with Rainham railway station offering direct services into London and surrounding areas. Road users also benefit from easy access to the A2 and M2, supporting travel across Kent and beyond. Regular bus routes operate locally, linking residents to neighbouring areas and key destinations.

For outdoor enjoyment, the area offers access to local parks, green spaces and walking routes, contributing to a balanced lifestyle with opportunities for recreation and family time.

Overall, Nares Road combines accessibility, community appeal and everyday practicality, making it a highly regarded residential setting within the Rainham area.

## Entrance Porch

### Lounge/Diner

23'4 x 17'9

### Kitchen

10'9 x 7'8

### Bedroom One

11'8 x 11'7

### Bedroom Two

11'2 x 10'8

### Bedroom Three

8'5 x 8'1

### Bathroom

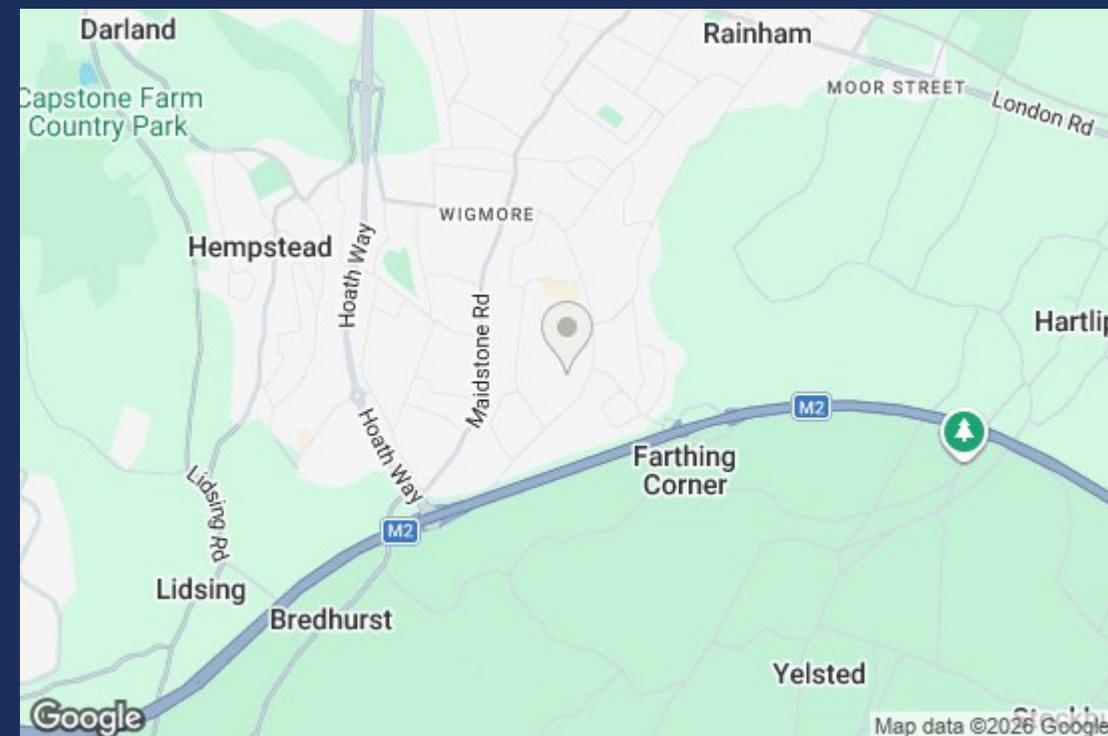
6'4 x 5'8

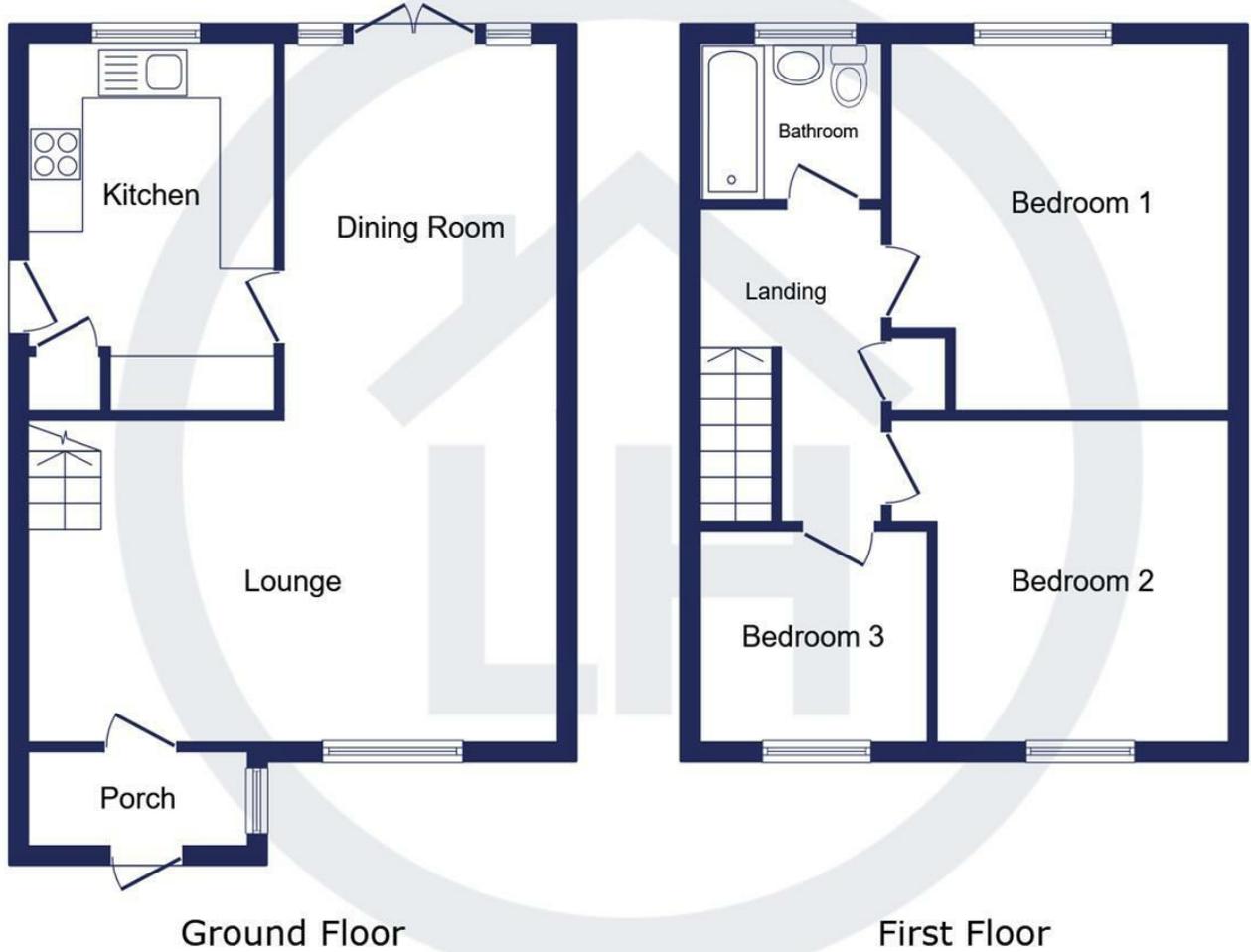
## About LambornHill

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!**





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		73
(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		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		

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



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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