

*Family
Homes*

Offers in excess of £300,000
Beechings Way, Rainham, ME8 7BG



 **3**
Bedrooms

 **1**
Bathroom

 **1**
Receptions



- End Terrace House
- Garage
- Popular Family Area
- Extended to Rear
- No Forward Chain
- Early Viewing Advised
- Three Bedrooms
- Excellent School Catchment

Family Homes are delighted to offer to the market with No Forward Chain this beautiful family home. Extended to rear to move the kitchen gives you a huge space to entertain friends and family and with a garage and parking space at the end of the garden this is a must view home.

The Property:

On the ground floor there is an entrance porch, large open plan lounge/dining room and modern kitchen.

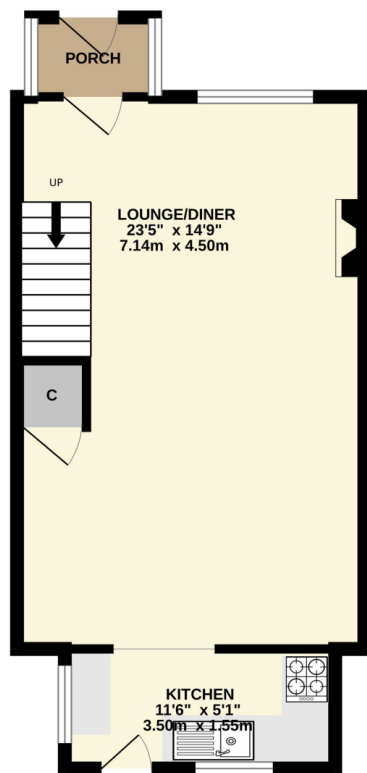
On the first floor there are two double bedrooms, single bedroom and attractive family bathroom.

Outside there is a south facing rear garden, garage and parking and front garden.

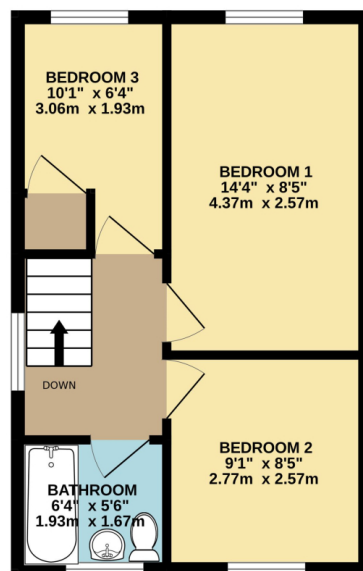
Location:

This property is perfectly placed close to all local amenities, from shops and supermarkets to restaurants and pubs. There are sought after schools in walking distance including Rainham Mark Grammar school, Rainham School for Girls and the Howard school making this ideal for families. Rainham train station is a short drive away giving quick links to central London and the M2/M20 is a short drive away. This would make an ideal home for any family or buy to let investor as there is currently a family in-situ so please book your viewing today

GROUND FLOOR
419 sq.ft. (38.9 sq.m.) approx.



1ST FLOOR
346 sq.ft. (32.1 sq.m.) approx.



TOTAL FLOOR AREA: 765 sq.ft. (71.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Certificate Number : 0246-0004-6205-9709-4204

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88
69-80	C	73	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/0246-0004-6205-9709-4204>

Tel : 01795473434

Email : lettings@familyhomes.co.uk, sales@familyhomes.co.uk, repairs@familyhomes.co.uk

Address : 25a West Street, Sittingbourne, Kent ME10 1AL

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