



103 Beechings Way

Rainham, ME8 6PZ

Guide price £290,000



Guide Price £290,000 - £310,000.

Set within an established residential area of Twydall, this three-bedroom end-of-terrace home offers approximately 1,023 sq ft / 95m² of accommodation, a large rear garden, and a practical layout well suited to families, first-time buyers and those looking for more space within reach of Rainham and the wider Medway area. The double-fronted layout opens into a welcoming entrance hallway, with a spacious lounge to one side featuring an electric fireplace and doors leading directly out to the garden. To the rear, the kitchen/diner provides good space for a dining table, while the separate utility room adds valuable storage and appliance space away from the main kitchen. Upstairs, there are three well-proportioned bedrooms, including two generous double rooms and a third bedroom well suited as a child's room or home office. The first floor also includes a family bathroom & separate WC, adding practicality for day-to-day family living. Outside, the large rear garden is a standout feature, measuring approximately 60ft x 30ft. With side access and plenty of space for family use, entertaining, landscaping or future extension potential, subject to the usual permissions, it offers excellent outside space for a home in this price range. The current owners have carried out a number of meaningful improvements, including installing a modern Vaillant combi boiler with Hive controls and approximately 7 years remaining on its warranty, installing a new electrical board, adding plug sockets through much of the home, replacing flooring across many rooms, & replacing the old electric shower with a mains-fed shower. Electrical safety paperwork is also available. Beechings Way is well placed for local schools, shops, parks and everyday amenities. Rainham Station is approximately 1.5 miles, offering direct rail services into London, with Rainham town centre, Hempstead Valley, the wider Medway area. Viewing is highly recommended.



Door to

Hallway

Living Room

16'8 x 10'6 (5.08m x 3.20m)

Utility Room

8'6 x 5'6 (2.59m x 1.68m)

Kitchen/Diner

13'9 x 9'9 (4.19m x 2.97m)

Stairs from Hallway

Landing

Bedroom 1

12'9 x 8'9 min (3.89m x 2.67m min)

Bedroom 2

10'6 x 10'5 (3.20m x 3.18m)

Bedroom 3

10'0 x 7'0 (3.05m x 2.13m)

W.C

5'7 x 2'5 (1.70m x 0.74m)

Bathroom

5'4 x 5'2 (1.63m x 1.57m)

Garden

60' x 30' max (approx sizes) (18.29m x 9.14m max (approx sizes))

Important Notice -

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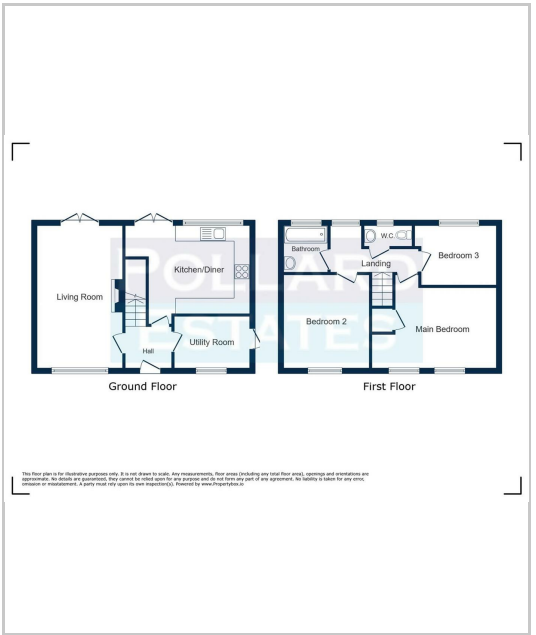
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Area Map



Floor Plans



Energy Efficiency Graph

