



## 3 Aylward Way

Rainham ME8 7AX

**Asking Price £330,000**



**CHAIN FREE.** Nestled in the desirable location of Aylward Way, Rainham, this charming mid terrace house offers a perfect blend of modern living and convenience. Built after the year 2012, the property boasts a contemporary design that is both stylish and functional.

Upon entering, you are welcomed into a spacious reception room, ideal for both relaxation and entertaining guests. The house features three well-proportioned bedrooms, providing ample space for families or those seeking a home office. The master bedroom benefits from an en suite bathroom, adding a touch of luxury and privacy.

With two bathrooms in total, morning routines are made easy, ensuring that everyone has their own space. The property also includes convenient carport, making it ideal for those with a busy lifestyle.

Situated in a good catchment area for the local grammar school, this home is perfect for families looking to benefit from local schools and amenities. The property is chain free, allowing for a smooth and efficient purchase process.

This modern house on Aylward Way is a fantastic opportunity for anyone seeking a comfortable and stylish home in a vibrant community. Don't miss your chance to make this property your own. EPC RATING C. COUNCIL TAX BAND D



## Area Map



## Floor Plans

**Ground Floor**

**Floor 1**

**Approximate total area<sup>(1)</sup>**  
744.96 ft<sup>2</sup>  
69.21 m<sup>2</sup>

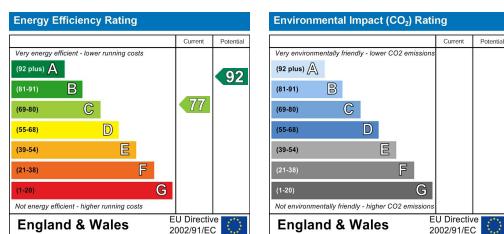
(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360

## Energy Efficiency Graph



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