



**Guide Price**  
**£465,000**

**Freehold**

3x 1x 1x

**Roding Way, Rainham,  
Essex, RM13**



## Main features

- Three double bedrooms
- Ideal first time purchase or investment opportunity
- Ground floor cloakroom
- Cul de sac location
- Close to Rainham Station
- Convenient for local amenities, schools & park

## Accommodation

### GROUND FLOOR

Hall

Kitchen: 13'8 x 9'6 (4.17m x 2.90m)

Cloakroom

Lounge: 17'0 x 11'11 (5.19m x 3.63m)

Dining Area: 17'0 x 10'3 (5.19m x 3.13m)

### FIRST FLOOR

Landing

Bathroom

Bedroom 1: 14'5 x 8'9 (4.40m x 2.67m)

Bedroom 2: 11'11 x 8'9 (3.63m x 2.67m)

Bedroom 3: 11'3 x 8'7 (3.43m x 2.62m)

### OUTSIDE

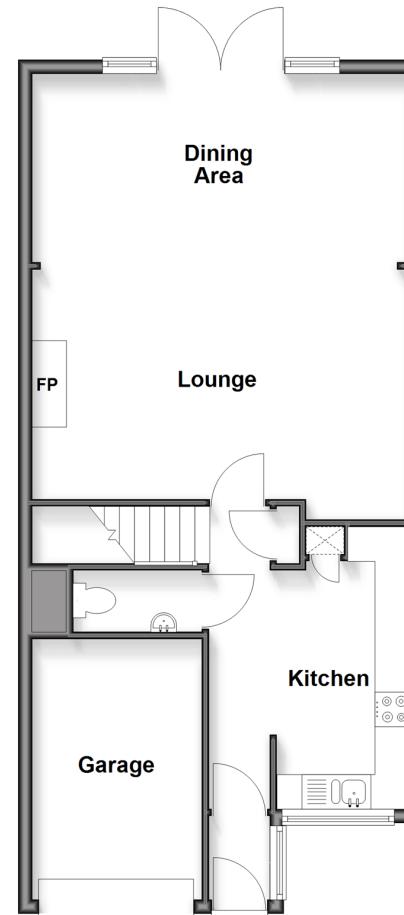
Off Road Parking

Integral Garage

Rear Garden

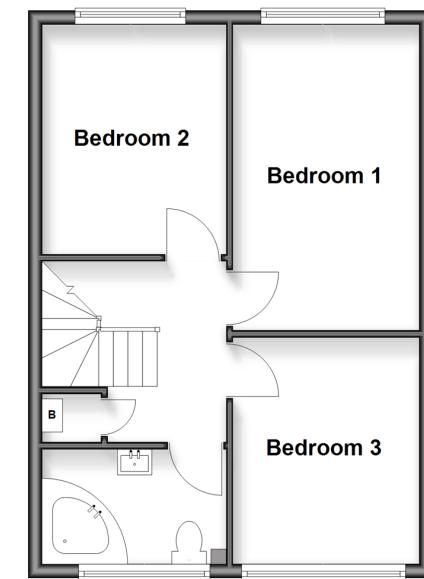
### Ground Floor

Approx. 62.7 sq. metres (675.3 sq. feet)



### First Floor

Approx. 42.7 sq. metres (460.0 sq. feet)



Call Hornchurch - 01708 437777 ■ [douglasallen.co.uk](http://douglasallen.co.uk)

- A private rental licensing scheme applies to some properties in this area, please contact us before proceeding
- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 50% less, by purchasing a Lifetime Lease.



CURRENT:  
C(70)

POTENTIAL:  
B(85)



51916532/20250927/CC1/DT