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**WILLIAMS AND DONOVAN**

EXCELLENCE IN ESTATE AGENCY

## Ford Lane, Rainham, RM13 7AR



**Guide Price:**  
**£425,000 - £450,000**

Situated in a popular location, within walking distance to local amenities and very close to Whybridge Primary School, is this well presented three bedroom, three storey family home, improved by the current owners and offering versatile living accommodation throughout with modern fitted kitchen/breakfast room, loft room with far reaching views and landscaped rear garden.

**COMPLETE ONWARD CHAIN.**

Council Tax Band: D. EPC Rating: tbc.

Our Ref: 20020

1 Woodlands Parade, Main Road, Hockley, Essex SS5 4QU

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Entrance via double glazed entrance door to

#### ENTRANCE HALL

Stairs to first floor accommodation. Wood effect flooring. Plastered ceiling. Radiator.



#### UTILITY/CLOAKROOM 7' 8" x 5' 11" (2.34m x 1.8m)

Work surface. Space for appliances. Wood effect flooring. Plastered ceiling. Radiator. Door to



#### GROUND FLOOR WC

WC with low level cistern. Pedestal wash hand basin. Tiled floor. Part tiled walls.

#### LOUNGE 11' 10" x 11' 5" (3.61m x 3.48m)

Double glazed bay window to the front aspect. Feature fireplace with inset fire. Coving to ceiling. Radiator. Open plan through to



#### DINING ROOM 10' 11" x 10' 5" (3.33m x 3.18m)

Coving to ceiling. Radiator. French doors providing access to





### **KITCHEN/BREAKFAST ROOM 16' 1" x 9' 7" (4.9m x 2.92m)**

Double glazed window to the rear aspect. Double glazed French doors providing access to rear garden. Comprehensive range of modern base and eye level units. Roll edge Granite effect work surfaces. Inset stainless sink drainer unit. Free-standing cooker to remain, with tiled splash back and stainless steel extractor above. Integrated fridge/freezer. Dish washer, to remain. Washing machine, to remain. Tiled effect flooring. Textured ceiling.



## **FIRST FLOOR ACCOMMODATION**

### **SPACIOUS LANDING**

Double glazed window to the front aspect. Stairs to second floor accommodation. Plastered ceiling. Radiator.

### **BEDROOM ONE 12' 2" x 9' 2" (3.71m x 2.79m)**

Double glazed window to the front aspect. Fitted wardrobes to one wall. Wood effect flooring. Textured ceiling. Radiator.



### **BEDROOM TWO 10' 11" x 10' (3.33m x 3.05m)**

Double glazed window to the rear aspect. Fitted wardrobes. Wood effect flooring. Textured ceiling. Radiator.



### **BATHROOM**

Obscure double glazed window to the rear aspect. WC with low level cistern. Pedestal wash hand basin. Panelled bath with shower over. Wood effect flooring. Tiled walls. Radiator.



SECOND FLOOR ACCOMMODATION

SMALL LANDING AREA

LOFT ROOM/BEDROOM THREE 14' 5" x 13' 2" (4.39m x 4.01m)

Double glazed window to the rear aspect. Velux window to the front aspect. Eaves storage cupboard. Wood effect flooring. Plastered ceiling. Radiator.



EXTERIOR

The RECENTLY LANDSCAPED LOW MAINTENANCE PAVED REAR GARDEN has shingle borders. LARGE LOG CABIN/SUMMERHOUSE with power and lighting, to remain, with access to gate at the rear leading to Private Service Road.

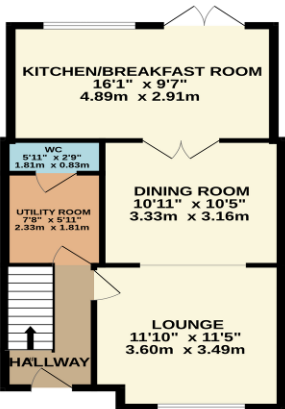
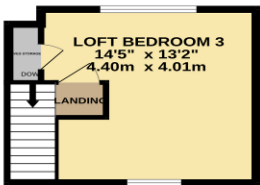
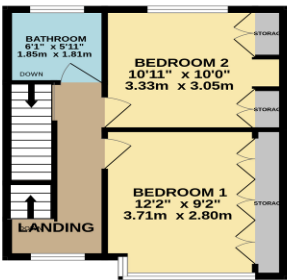
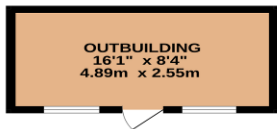


The FRONT has Electric car Charger and own driveway providing off-street parking for two vehicles

GROUND FLOOR  
651 sq.ft. (60.4 sq.m.) approx.

1ST FLOOR  
363 sq.ft. (33.7 sq.m.) approx.

2ND FLOOR  
216 sq.ft. (20.1 sq.m.) approx.



TOTAL FLOOR AREA: 1230 sq.ft. (114.2 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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