



Ford Lane, Rainham, RM13 7AT
£400,000

Jenkins
Property

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This single-story property is practically laid out for optimal usage and is in a favourable position for local schools. Three bedrooms provide ample space for rest and relaxation, presenting ideal living accommodation for a family. Comfort is thoroughly prioritised benefiting from a family bathroom plus a separate additional WC. The heart of the property is a spacious living room opening to a dining area, perfect for family gatherings or quiet downtime. The kitchen offers plenty of space for storage. This property amalgamates functionality with comfort, creating a welcoming living space and enjoys an enclosed private garden.

- Semi Detached
- Close To Schools
- Enclosed Garden
- Three Bedrooms
- Adjacent to Open Space
- Single Storey

Entrance Hall 12'3" x 5'4" (3.73m" x 1.63m")

WC

Living Area 13'1" x 12'3" (3.99m" x 3.73m")

Kitchen 7'5" x 11'10" (2.26m" x 3.61m")

Dining Area 8'4" x 8'7" (2.54m" x 2.62m")

Second Hallway 18' x 2'9" (5.49m x 0.84m")

Bathroom 5'9" x 5'9"

Bedroom 12'6" x 9'1" (3.81m" x 2.77m")

Bedroom 10'10" x 11'10" (3.30m" x 3.61m")

Bedroom 7'10" x 9'1" (2.39m" x 2.77m")

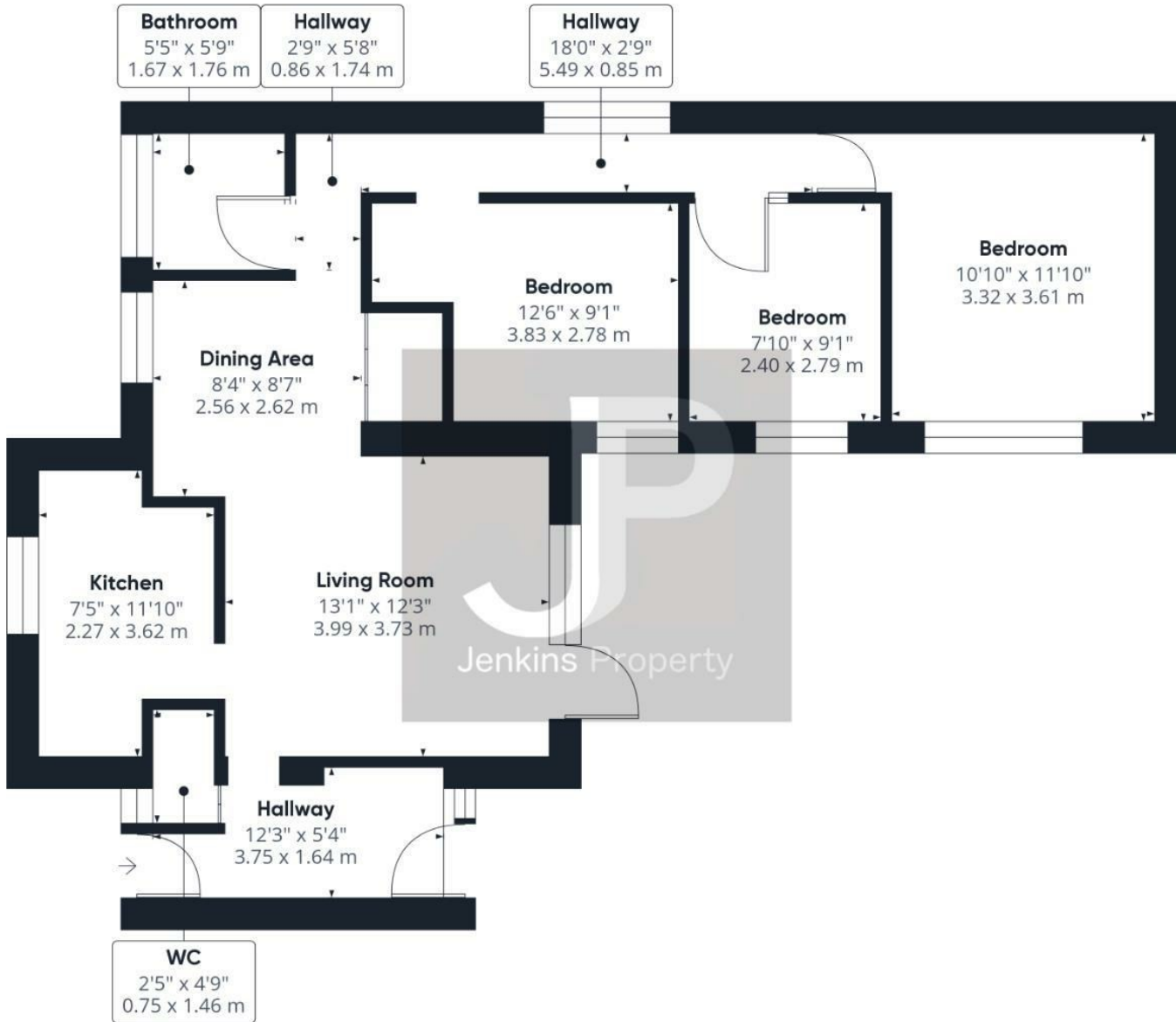
Exterior

Enclosed rear garden

Front

Enclosed front garden.





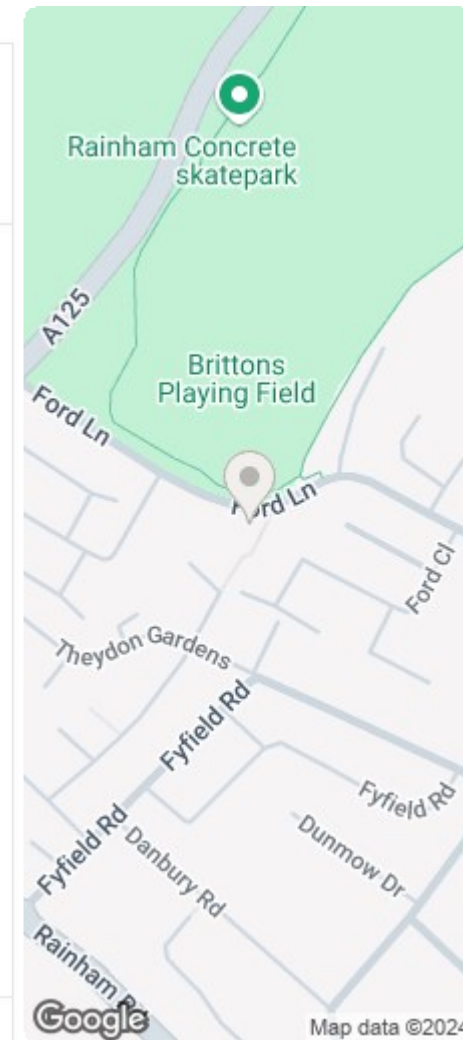
Approximate total area⁽¹⁾
799.11 ft²
74.24 m²

(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 Rating		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Target	Very environmentally friendly - lower CO ₂ emissions	Current	Target
88-95 A		86	88-95 A		
81-87 B		69	81-87 B		
74-80 C			74-80 C		
67-73 D			67-73 D		
60-66 E			60-66 E		
53-59 F			53-59 F		
46-52 G			46-52 G		
Below 45			Below 45		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		

England & Wales EU Directive 2002/91/EC

