

DURDEN & HUNT

INTERNATIONAL



Ford Lane, Rainham RM13

£450,000

- Great Transport Links
- Open Plan Living & Dining Room
- Two Contemporary Family Bathrooms
- Off Road Parking
- Bright Conservatory
- Three Bedrooms
- Garden With Versatile Outbuilding
- Modern Kitchen

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Great Transport Links - Off Road Parking - Garden With Versatile Outbuilding - Open Plan Living & Dining Room - Bright Conservatory - Modern Kitchen - Two Contemporary Family Bathrooms - Three Bedrooms



Council Tax Band: D



This well presented terraced home in Rainham offers spacious and versatile accommodation which could be ideal for modern family living.

The ground floor features an open plan living and dining room, creating a bright and sociable space, alongside a separate contemporary kitchen with direct access to a conservatory that overlooks the rear garden. Two family bathrooms on the ground floor add practicality and convenience.

Upstairs, the first floor offers three well proportioned bedrooms, all providing comfortable and versatile accommodation, ideal for family living, guests or home working.

Externally, the property benefits from a patio and lawned rear garden, perfect for relaxing or entertaining. A versatile outbuilding, currently utilised as a snug, provides excellent additional space suitable for a home office, gym, or hobby room. To the front, off road parking adds to the overall convenience of this appealing home.

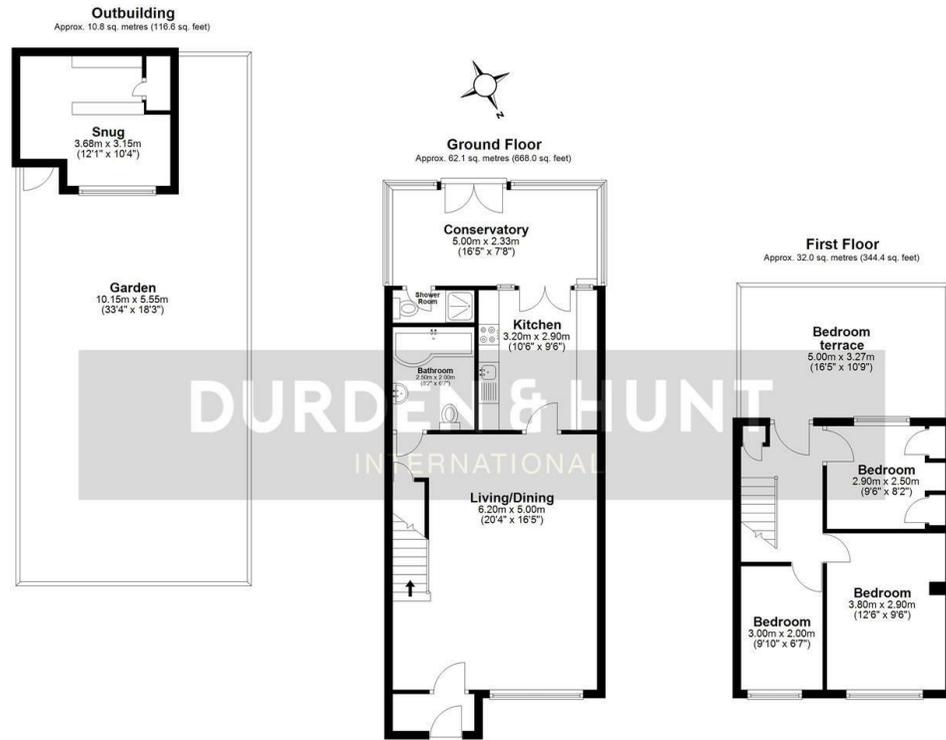
This location offers excellent transport links via Rainham C2C station, which provides regular services into London Fenchurch Street, while access to the A13 allows straightforward travel towards Central London, Canary Wharf, the M25 and Essex. Local bus routes serve the area, connecting to surrounding town centres and transport hubs. The area is well supported by a range of amenities including shops, schools, healthcare and leisure facilities, with Rainham town centre providing additional retail and dining options. Local open green spaces and playing fields enhance the appeal, offering opportunities for outdoor recreation and family activities.

Contact Durden & Hunt for a viewing!

Council Band D Havering

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Misrepresentations Act 1967. Property Misdescriptions Act 1991.

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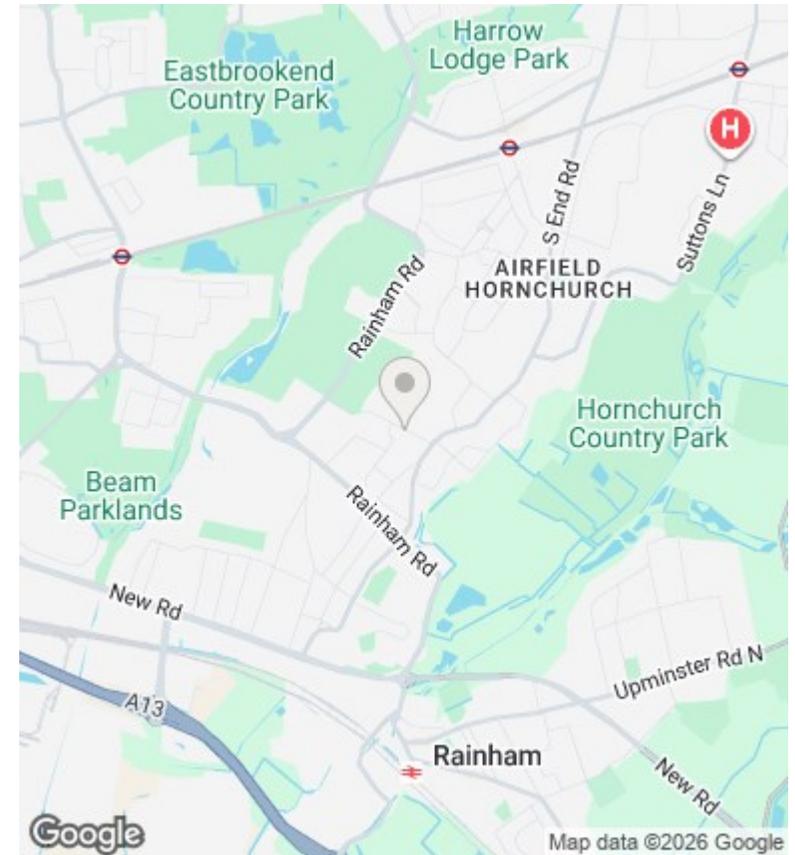
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Total area: approx. 104.9 sq. metres (1129.0 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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Ford Lane



Viewings

Viewings by arrangement only. Call 01708 202 777 to make an appointment.

Council Tax Band

D

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	