



Ford Lane

Rainham, RM13 7AT

Guide Price £400,000 - £425,000 Offered for sale with no onward chain is this impressive three bedroom semi detached bungalow. Accommodation to the ground floor includes open plan lounge/diner, fitted kitchen, two double bedrooms and bathroom, on the first floor there is a further double bedroom and shower room. Externally there is parking for up to three cars on the front and a detached garage to the rear.

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Porch

Entrance door.

Entrance Hall

Door to porch, coved ceiling, laminate flooring, stairs to first floor, under stairs cupboard, radiator, walking in cupboard housing boiler.

Lounge/Diner

21'3 x 11'4 narrowing to 8'11 (6.48m x 3.45m narrowing to 2.72m)

Double glazed French doors to rear, carpet, radiator.

Kitchen

10'11 x 10'7 (3.33m x 3.23m)

Double glazed window to rear, part frosted double glazed door to side, radiator, laminate flooring, gas hob, oven and extractor, integrated dishwasher, washing machine and fridge freezer, part tiled walls, wall and base units, stainless steel single drainer sink.

Bedroom One

11'6 x 11'1 (3.51m x 3.38m)

Double glazed window to rear, coved ceiling, carpet, radiator, dado rail.

Bedroom Two

12'3 x 9'3 (3.73m x 2.82m)

Double glazed window to front, carpet, radiator, dado rail.

Bathroom

Frosted double glazed window to side, low level WC, paneled bath with electric shower over, vanity wash hand basin, tiled floor and walls, radiator.

Bedroom Three

18'7 x 8'4 (5.66m x 2.54m)

Doubled glazed window to rear, double glazed sky light, carpet, radiator, access to eves storage.

First Floor Shower Room

Frosted double glazed window to side, shower cubicle, pedestal wash hand basin, radiator, low level WC, part tiled walls.

Parking / Garage

15'10 x 11'8 (4.83m x 3.56m)

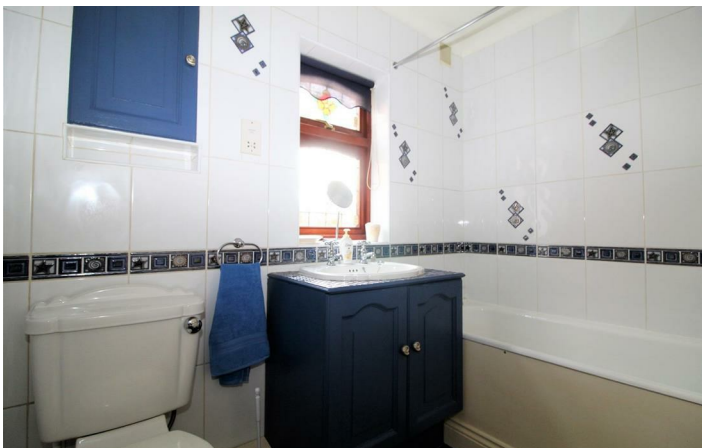
Driveway to front for 2/3 cars, garage to rear (15'10 x 11'8), power and light, up and over door, access to garden.

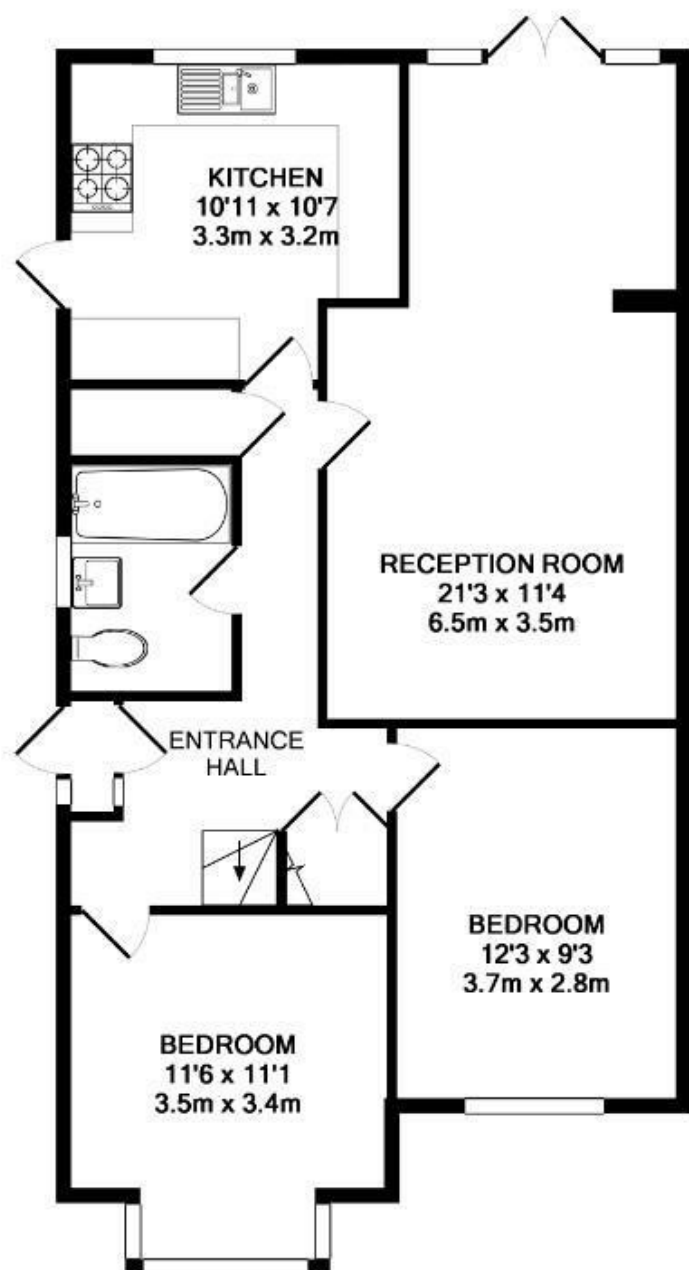
Garden

37' x 26' (max) (11.28m x 7.92m (max))

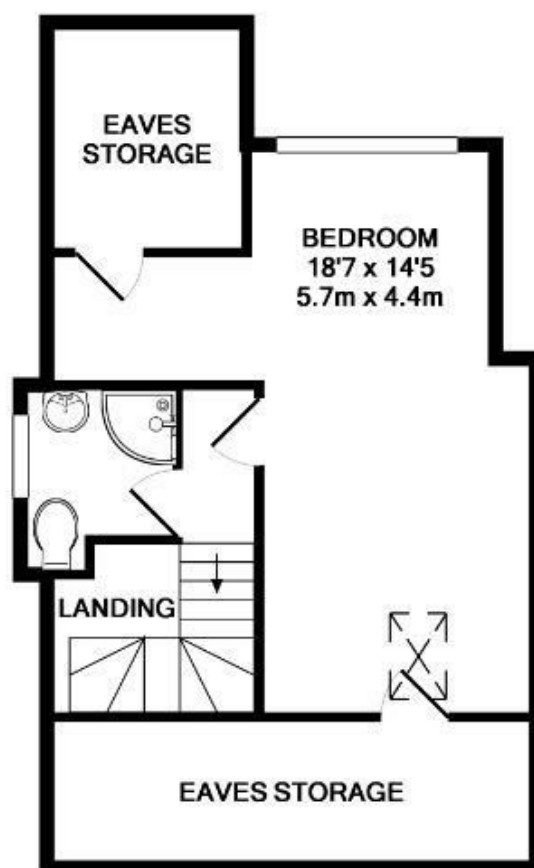
Side pedestrian access, patio area, shaped lawn, raised flower beds, shed, tap, light.







GROUND FLOOR
APPROX. FLOOR
AREA 717 SQ.FT.
(66.6 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 388 SQ.FT.
(36.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 1105 SQ.FT. (102.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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