



FREEHOLD

House - Terraced

# REEDE ROAD, DAGENHAM, RM10 8EH

Guide Price

# £450,000

## FEATURES

- Guide Price £450,000 - £475,000
- Three Bedrooms
- Through Lounge
- Dining Room
- Extended Kitchen
- First Floor Bathroom
- Garage/Outhouse
- Off Street Parking



# 3 Bedroom House - Terraced located in Dagenham

## Entrance Porch

6'1" x 3'0"

Via door to porch with a further door to

## Hallway

Double radiator. Under stairs storage cupboard. Staircase to first floor. Doors leading too

## Through Lounge

23'5" x 11'5" < 10'7" measured into bay

Double glazed bay window to front. Radiator. Feature fire place. Coving to ceiling. French Doors to dining room.

## Kitchen

19'2" x 6'2" > 6'11"

Range of fitted wall and base units with roll top work surfaces. One and a half bowl single drainer sink unit with mixer taps. Tiled splash backs and flooring. Built in gas hob. Integrated double oven and grill. Space for washing machine. Wall mounted boiler. uPVC window to rear. Obscure glazed uPVC door to garden. Archway to Dining room.

## Dining Room

10'10" x 9'5"

uPVC window to rear. Parquet flooring. Double radiator. Coving to ceiling.

## Landing

Doors leading to all room. Staircase to loft room / fourth bedroom.

## Bedroom One

12'3" into bay x 9'6" to wardrobes

Double glazed bay window to front. Fitted wardrobes and bedside units. Radiator.

## Bedroom Two

11'3" x 10'11"

Double glazed window to rear. Radiator. Cupboard housing boiler.

## Bedroom Three

7'6" x 6'1"

Double glazed window to front. Radiator.

## Bathroom

6'1" x 6'1"

Corner jacuzzi style bath. Pedestal wash hand basin. Low level WC. Tiled splash backs. Radiator. Spot lights. Obscure double glazed window to rear.

## Loft Room

13'2" x 10'5"

Velux window to rear. Built in storage to eaves.

## Rear Garden

58'5" approx

Split level. Stairs down to patio and artificial grass area. Further stairs down to another patio with access to the outhouse / garage.

## Outhouse / Garage

25'11" x 14'1" > 15'7"

Garage currently used as an outhouse with a bar area. Power and light. Door to rear service road.

## Front Garden

Providing off street parking for two cars.

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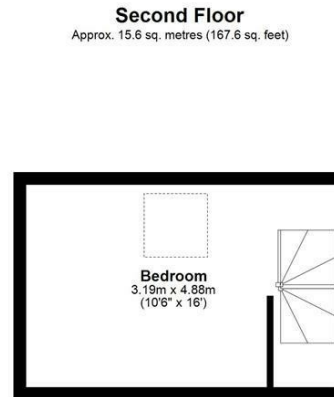
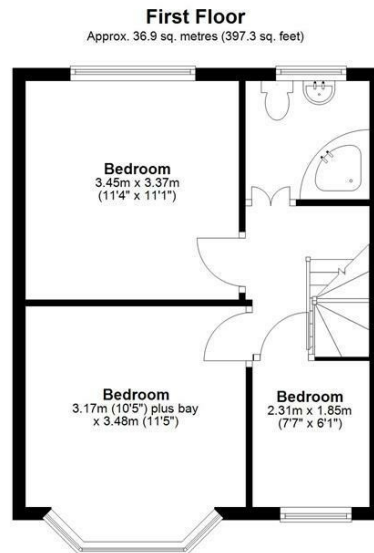
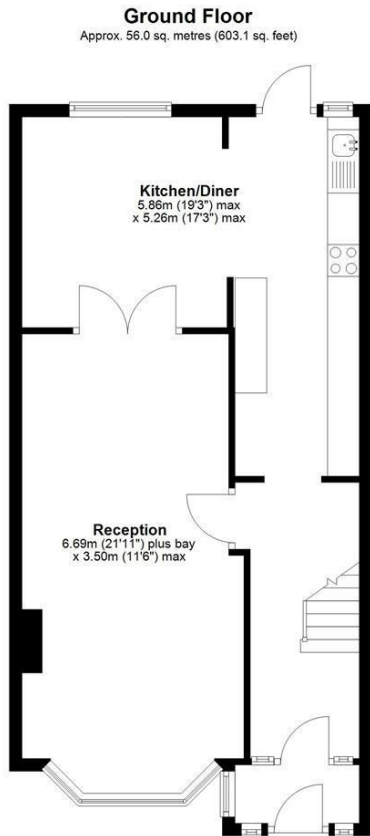
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**Council Tax Band**

**C**



Total area: approx. 108.5 sq. metres (1167.9 sq. feet)

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.  
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		43	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

