FREEHOLD

House - End Terrace (EPC Rating: D)

# 72 FIRST AVENUE, DAGENHAM, RM10 9AU

## Guide Price

# £400,000

STEPS Estate Agents

3 1 1 D

# 3 Bedroom House - End Terrace located in Dagenham

POSSIBLE BUILDING PLOT..... Immaculate end terraced THREE BEDROOM house with DOUBLE SIDE PLOT (approx 14' to 16' wide. This would also offer potential for a double extension (STPP). There is off road parking for up to four cars, plus two large brick outbuildings. There is a stunning landscaped back garden which is well secluded with sun patio, lawn and trees, flower beds. VIEWING IS A MUST. Guide Price £400,000-£425,000

### Hallway
Door to...

### Lounge
13,4 x 12'6
Window to front, working fireplace, open to ...

### Kitchen diner
13'7 x 8'6
Full range of fitted base/wall units part tiled walls, new combi boiler, window overlooking garden, larder, door to lobby/back garden.

### Bathroom
An immaculate white three piece suite, part tiled walls and window to rear.

### Landing
Loft access, window.

### Bedroom one
11,4 x 11
Fitted wardrobes to one wall, two windows to front.

### Bedroom two
11 x 7'6
Window to rear.

### Bedroom three
8 x 6'6
Window to front.

### Exterior
Large front paved driveway with parking for up to four cars. Wide side plot approx 14' to 16' wide, with additional parking, two large brick outbuildings. Possible space to extend or build subject to planning. Fantastic secluded back garden as seen in the photos.

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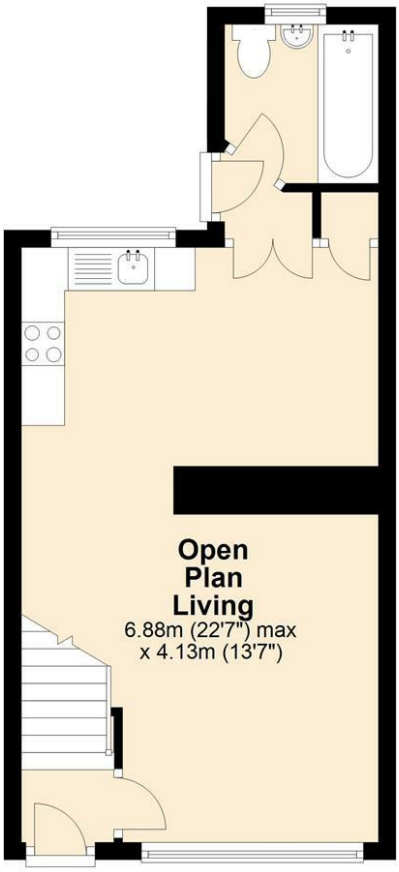
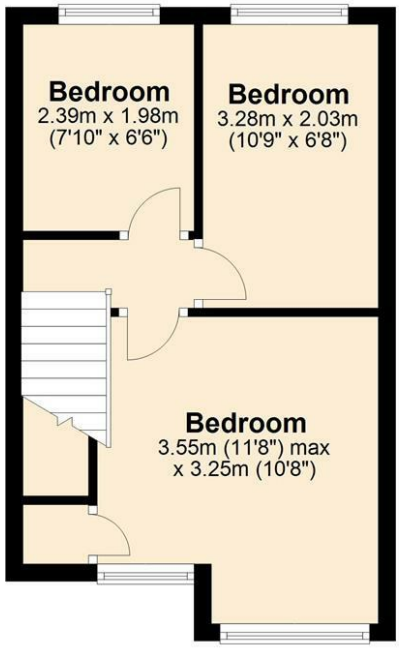
## Ground Floor

Approx. 33.7 sq. metres (362.3 sq. feet)




## First Floor

Approx. 27.0 sq. metres (290.3 sq. feet)

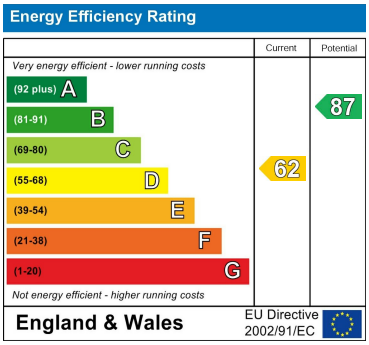



Total area: approx. 60.6 sq. metres (652.7 sq. feet)

Council Tax Band

C

Energy Performance Graph




**Call us on**

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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.