



FREEHOLD

House - End Terrace

# LODGE AVENUE, DAGENHAM, RM9 4QU

Guide Price

# £425,000

## FEATURES

- FOUR BEDROOMS (ONE DOWNSTAIRS)
- 21' LOUNGE DINER
- GOOD SIZE KITCHEN
- BATHROOM/WC
- EXTENDED
- COUCIL TAX C
- CONSERVATORY
- LARGE GARDEN



# 4 Bedroom House - End Terrace located in

## HALLWAY

Cupboard with combi boiler.

## LOUNGE DINER

21 x 12

Window to front.

## KITCHEN

10'6 x 10'2

Fitted base/wall units, window and door to conservatory.

## BEDROOM FOUR/RECEPTION ROOM

12 x 10

Window to rear.

## CONSERVATORY

12 x 7

## BATHROOM/WC

## LANDING

Loft access.

## BEDROOM ONE

14 x 10'6

Window to front.

## BEDROOM TWO

10'6 x 9'2

Window to rear.

## BEDROOM THREE

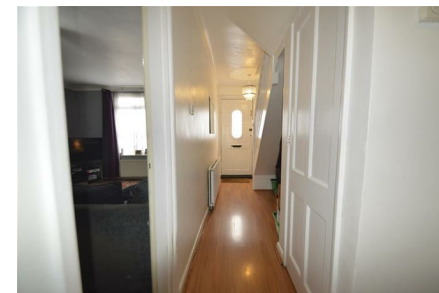
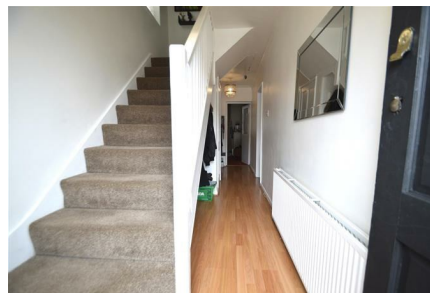
8'6 x 8

Window to rear.

## EXTERIOR

Large paved front garden. long back garden.

We routinely refer potential purchasers to Move with Us Ltd. It is your decision whether you choose to deal with Move with Us Ltd. In making that decision, you should know that we receive an annual payment benefits from Move with Us Ltd, equating to approximately £314.48 per referral.



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Call us on

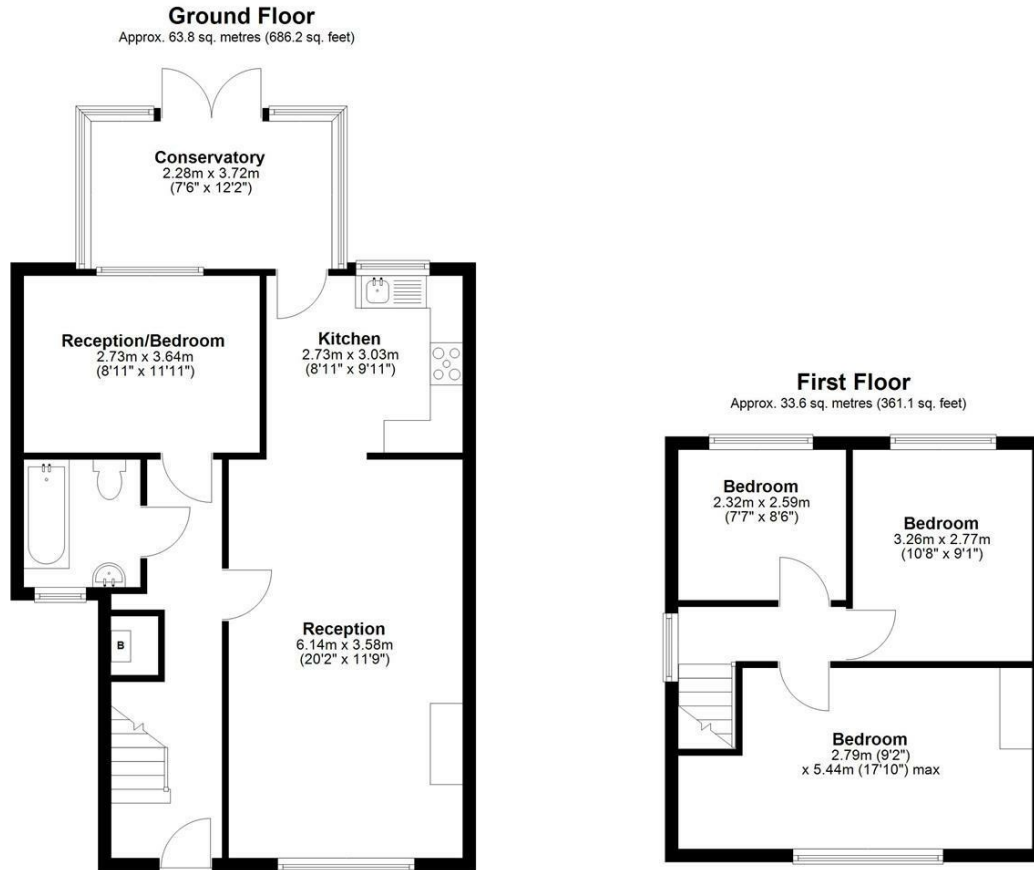
**020 8593 5933**

[dagenham@steps.me.uk](mailto:dagenham@steps.me.uk)

[www.steps.me.uk](http://www.steps.me.uk)

**Council Tax Band**

**C**



Total area: approx. 97.3 sq. metres (1047.4 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
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			<b>80</b>
(55-68) <b>D</b>		<b>63</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<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.

