

FREEHOLD



House - End Terrace

# CHADWAY, DAGENHAM, RM8 1UH

Asking Price

## £550,000

### FEATURES

- \*\*\*EXTENDED FAMILY HOME\*\*\*
- Three Bedrooms
- Living Room
- Reception Room
- Kitchen/Diner
- Modern Shower Room
- Double Glazing & GCH
- Off Street Parking



## STEPS

Estate Agents

# 3 Bedroom House - End Terrace located in Dagenham

Steps have great pleasure in being able to offer for sale this EXTENDED three bedroom End of Terrace family home located within easy access of Green Lane, which offers a vast array of local shopping and transport facilities, as well as only being ½ mile away from Chadwell Heath Elizabeth Line Train Station. To the ground floor there is a Living Room, further reception room and an Extended Kitchen/Diner, with your three bedrooms and shower room located to the first floor. With further benefits to include, Gas central heating, Double glazing, a well maintained rear garden, and off street parking for 2 cars. This really is a house to be seen, to fully appreciate all that is on offer!!

## Entrance

Via door to hallway

## Hallway

Built in storage cupboard. Wood flooring. Spot lights. Under stairs cupboard housing boiler. Half turning staircase to first floor. Doors to

## Living Room

22'10" x 12'0"

uPVC window to front. Two radiators. Feature fire place. Coving to ceiling. French doors to kitchen/Diner.

## Reception Room

11'11" x 9'6"

Duel aspect uPVC windows to both front and side. Feature fire place. Radiator. French doors to hallway.

## Kitchen/Diner

20'8" x 10'9"

Range of fitted wall and base units with roll top work surfaces. Stainless steel single drainer sink unit with mixer taps. Tiled splash backs. Spaces for washing machine, tumble dryer, cooker, dishwasher and fridge freezer. Laminate effect wood flooring. Spot lights. Radiator. uPVC window to rear. uPVC French doors to garden.

## WC

Low level WC. Wash hand basin. Tiled splash backs. Radiator. Spot lights. Obscure glazed uPVC window to side.

## Landing

uPVC window to side. Doors to

## Bedroom One

12'1" x 12'1"

uPVC window to front. Fitted wardrobes. Radiator. Coving to ceiling.

## Bedroom Two

12'1" x 9'7"

Duel aspect uPVC windows to side and front. Radiator. Coving to ceiling.

## Bedroom Three

10'5" x 9'4"

uPVC window to rear. Radiator. Fitted wardrobes.

## Shower Room

Shower cubical. Wash hand basin with mixer taps and storage under. Tiled walls. Chrome effect heated towel rail. Extractor fan. Spot lights. Access to loft via pull down ladder. Obscure glazed uPVC window to rear.

## Rear Garden

30 approx

Well maintained garden with brick built shed with power and light. Side access.

## Front Garden

Providing off street parking for two cars.

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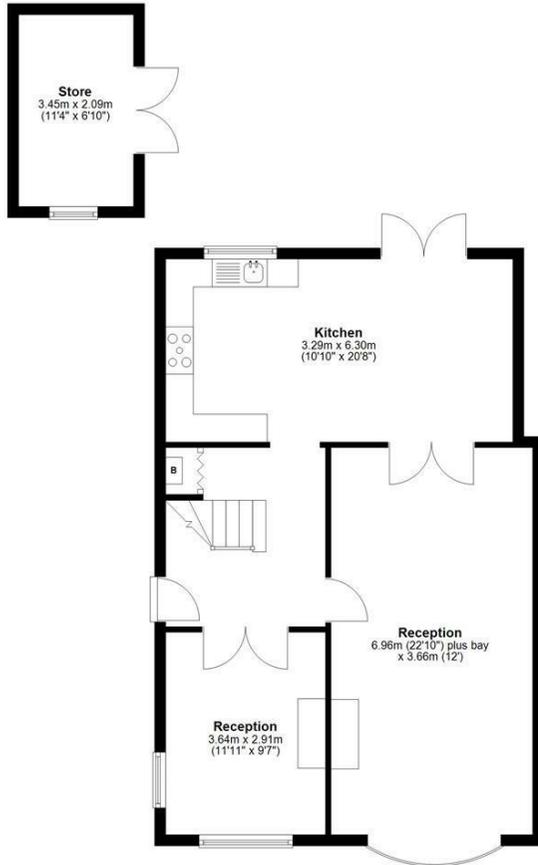
[www.steps.me.uk](http://www.steps.me.uk)

**Council Tax Band**

**C**

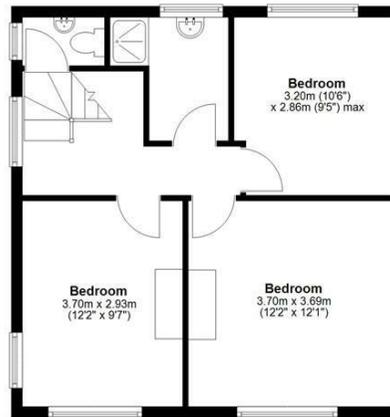
**Ground Floor**

Approx. 75.3 sq. metres (810.2 sq. feet)



**First Floor**

Approx. 47.0 sq. metres (505.6 sq. feet)



Total area: approx. 122.2 sq. metres (1315.8 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>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		70	83
<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.

