

FREEHOLD



House - Terraced

KEPPEL ROAD, DAGENHAM, RM9 5LX

Guide Price

£350,000

FEATURES

- **GUIDE PRICE - £350,000 - £375,000**
- Two Bedrooms
- Kitchen/Diner
- GCH & D/Glazing
- EXTENDED FAMILY HOME
- Lounge
- First Floor Bathroom
- West Facing Garden



STEPS
Estate Agents

2 Bedroom House - Terraced located in Dagenham

At a Guide Price of £350,000 - £375,000, Steps are delighted to offer for sale this extended two bedroom family home, conveniently located off Parsloes Avenue, so therefore within easy reach of Sydney Russell School, Parsloes Park, local transport and shopping facilities. To the ground floor the property consists of a lounge leading to an extended kitchen/diner, with the two bedrooms and bathroom to the first floor. With added benefits to include, Gas central heating, Double glazing and a West facing rear garden.

Entrance

Via door to hallway with further door leading to

Lounge

21'5" x 15'11" < 12'7"

Double glazed window to front. Three radiators. Coving to ceiling. Feature open fire place. Staircase to first floor. Door to

Kitchen/Diner

13'11" x 10'2"

Range of fitted wall and base units with roll top work surfaces. One and a half bowl single drainer sink units with mixer taps. Tiled splashbacks. Built in oven and gas hob with extractor over. Spaces for washing machine, tumble dryer and fridge freezer. Radiator. Tiled flooring. Spot lights. Double glazed window to rear. Double glazed door to garden.

Landing

Access to loft. Window to rear. Doors to

Bedroom One

16'2" x 9'10"

Double glazed window to front. Radiator. Fitted wardrobes.

Bedroom Two

11'4" x 9'10"

Double glazed window to rear. Radiator.

Bathroom

5'4" x 4'5"

Panel enclosed bath with shower over. Low level WC with integrated wash hand basin. Radiator. Obscure double glazed window to rear.

Rear Garden

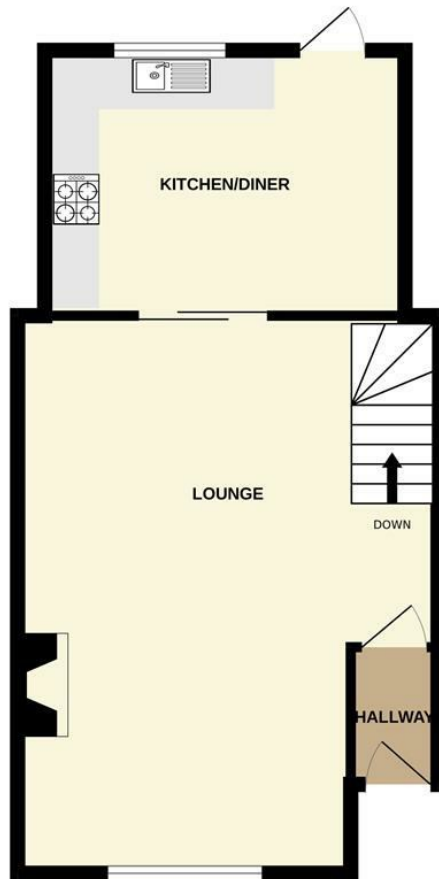
West Facing. Block paved patio area leading to lawn. Brick built shed with power and light to rear.

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GROUND FLOOR



1ST FLOOR



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.
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Call us on

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Council Tax Band

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	70
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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.

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