House - Terraced

# GRAFTON ROAD, DAGENHAM, RM8 3ET

## Guide Price

# £375,000

### FEATURES

- Extended Family Home
- Two/Three Bedrooms
- Living room
- Dining Room
- Fitted Kitchen
- Ground Floor Bathroom
- Gas Fired Central Heating
- uPVC Double Glazing

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# 3 Bedroom House - Terraced located in Dagenham

## Entrance
Via wooden door to hallway

## Hallway
Dado rail. Laminate effect wood flooring. Coving to ceiling. Understairs storage cupboard. Staircase to first floor. Doors leading to

## Living Room
12'10" x 12'7"
uPVC window to front. Laminate effect wood flooring. Electric fire. Double radiator. Cornice to ceiling.

## Dining Room
9'8" x 8'3"
Laminate effect wood flooring. Double radiator. Cornice to ceiling. Opening to kitchen.

## Kitchen
9'10" x 9'2"
Range of fitted wall and base units with roll top work surfaces. Stainless steel single drainer sink unit with mixer taps. Tiled splash backs. Built in gas hob with extractor over. Integrated oven, fridge freezer and dishwasher. Space for washing machine. Tiled flooring. Spot lights. uPVC window to rear. uPVC door to garden.

## Bathroom
Modern suite comprising of: Bath with mixer taps and shower attachment. Pedestal wash hand basin with mixer taps. Low level WC. Chrome effect heated towel rail. Tiled walls and flooring. Extractor fan. Spot lights. Obscure glazed uPVC window to rear.

## Landing
Access to loft. Doors leading to

## Bedroom One
12'8" x 11'3" max
Two uPVC windows to rear. Double radiator. Dado rail. Fitted wardrobes. Door to shower cubical.

## Shower Cubical
3'3" x 2'11"
Electric shower

## Bedroom Two
9'8" x 7'10"
uPVC window to front. Laminate effect wood flooring. Radiator. Built in cupboard housing boiler. Coving to ceiling.

## Bedroom Three
9'11" x 7'11"
uPVC window to front. Laminate effect wood flooring. Radiator. Coving to ceiling. Door to bedroom two

## Rear Garden
55 approx
Patio area leading to lawn. Summer house to rear.

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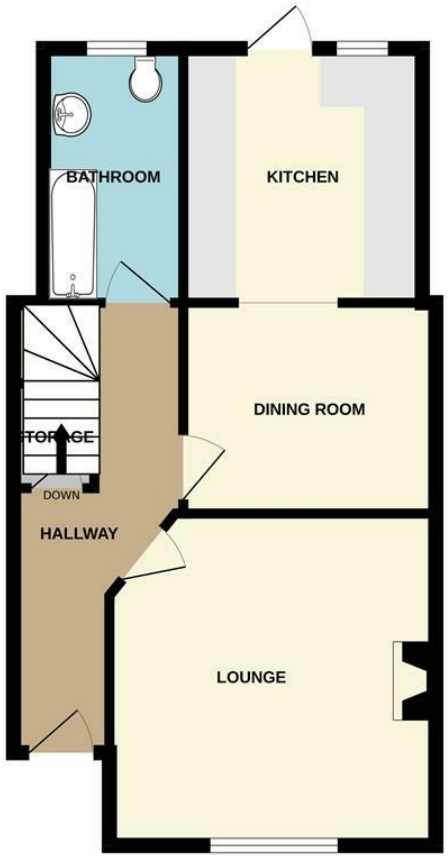
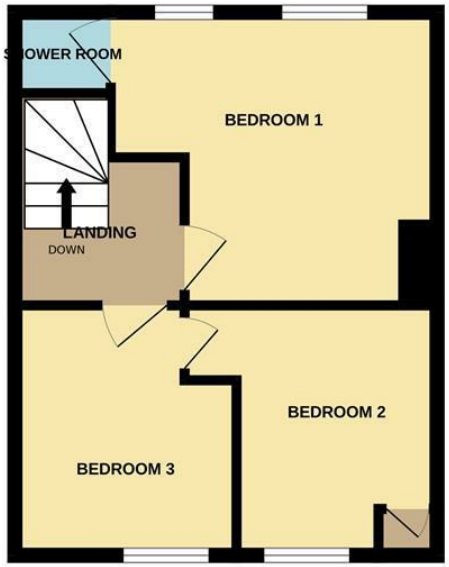
GROUND FLOOR




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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## Council Tax Band

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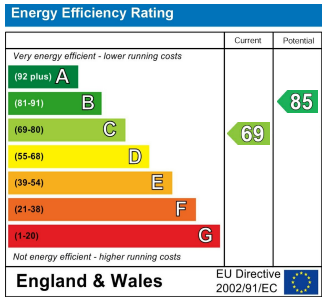


Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers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

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