House - Terraced

GRAFTON ROAD, DAGENHAM, RM8 1QP

Offers In Excess Of

£400,000

FEATURES

- Two Bedrooms
- Living Room
- Dining Area
- Fitted kitchen
- First Floor Bathroom
- Gas central Heating
- Double Glazing
- Off Street Parking

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2 Bedroom House - Terraced located in Dagenham

Welcome to this charming terraced house located on Grafton Road in the delightful area of Dagenham. This property boasts a cosy reception room, dining area, modern fitted kitchen/diner, two bedrooms, and a modern bathroom, providing ample space for comfortable living.

Built in the 1930s, this house exudes character and charm while offering a practical layout across its 850 square feet. The presence of a log burner adds a touch of warmth and cosiness, perfect for those chilly British evenings.

For added convenience, the house features gas central heating and double glazing, ensuring a comfortable and energy-efficient living environment throughout the year. The off-street parking is a valuable asset in this bustling neighbourhood, making parking a breeze.

One of the highlights of this property is its easy-to-maintain garden, providing a tranquil outdoor space where you can relax and unwind. Whether you have a green thumb or simply enjoy al fresco dining, this garden offers a perfect retreat from the hustle and bustle of daily life.

Don't miss the opportunity to make this house your home and enjoy all the comforts and conveniences it has to offer. Contact us today to arrange a viewing and take the first step towards owning this wonderful terraced house on Grafton Road.

Entrance
Via composite door to

Hallway
Laminate effect wood flooring. Under stairs storage cupboard. Radiator. Staircase to first floor. Doors leading to

Living Room
12'9" x 12'7"
uPVC window to front. Laminate effect wood flooring. Feature fire place with log burner. Radiator. Coving to ceiling. Spot lights.

Dining Area
9'6" x 8'0"
Double radiator. Cupboard housing boiler. Spot lights. Opening to kitchen.

Kitchen
13'7" x 11'11"
Range of fitted wall and base units with work tops. Butler sink with mixer taps. Complimentary tiled splash backs. Built in double oven and grill with four ring gas hob. Integrated freezer. Spaces for washing machine and fridge freezer. Two Velux style windows. Spot lights. uPVC window to rear. uPVC French doors to garden.

Landing
Access to loft via pull down ladder. Doors leading to

Bedroom One
16'3" x 9'10"
uPVC window to front. Radiator. Feature cast iron fire place. Coving to ceiling. Spot lights.

Bedroom Two
11'4" x 7'4"
uPVC window to rear. Feature cast iron fireplace. Radiator. Coving to ceiling.

Bathroom
8'4" x 5'1"
Modern suite comprising of; Bath with mixer taps and separate shower over. Wash hand bason with mixer taps. Low level WC. Tiled splash backs and flooring. Chrome effect heated towel rail. Spot lights. Built in storage area over the stairs. Obscure glazed uPVC window to rear.

Loft Area
Accessed via a pull down ladder. Power and light.

Rear Garden
50 approx
Commencing with a patio area leading to an artificial lawn, with wooden shed to rear.

Front Garden
Providing off street parking for 2 cars.

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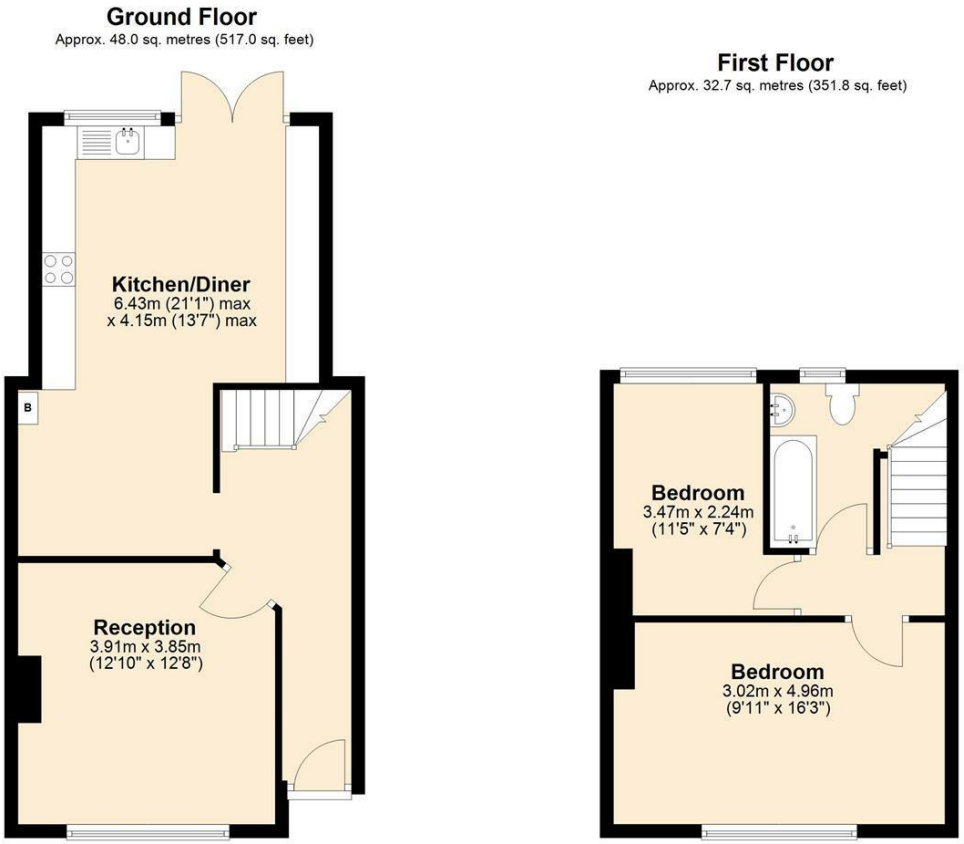

Total area: approx. 80.7 sq. metres (868.8 sq. feet)

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 give.
Plan produced using PlanUp.

Call us on

020 8593 5933

dagenham@steps.me.uk
www.steps.me.uk

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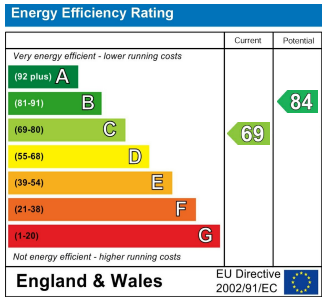

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers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

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