



House - End Terrace

BEAM AVENUE, DAGENHAM, RM10 9BJ

Offers In Excess Of
£400,000

FEATURES

- End Of Terrace
- Lounge/Diner
- Ground Floor Bathroom
- uPVC Double Glazing
- Three Bedrooms
- Fitted Kitchen
- Gas Central Heating
- Off Street Parking



3 Bedroom House - End Terrace located in Dagenham

Steps have great pleasure in offering for sale this well presented three bedroom END OF TERRACED family home located on the ever popular 'Rylands Estate'. This extended family home consists of a Lounge/Diner, modern fitted kitchen and bathroom to the ground floor, with your three bedrooms to the first floor. There are additional benefits to include, Gas fired central heating, uPVC Double glazing, well maintained rear garden with outhouse and Off street parking to the front. An early viewing is highly advised to fully appreciate an that this family home has to offer.

Entrance

Via door to porch with further door to

Lounge/Diner

22'9" x 13'3" max

uPVC window to front. Two radiators. Coving to ceiling. Staircase to first floor. Doors to

Kitchen

11'1" x 7'2"

Range of fitted wall and base units with roll top work surfaces. Stainless steel single drainer sink unit with mixer taps and tiled splash backs. Built in oven and hob with extractor over. Integrated fridge and freezer. uPVC window to rear. uPVC door to garden.

Utility Area

Tiled flooring. Space for washing machine and tumble dryer. Door to bathroom

Bathroom

8'3" x 4'11"

Panel enclosed bath with electric shower over. Pedestal wash hand basin. Low level WC. Chrome effect heated towel rail. Tiled walls and flooring. Obscure glazed uPVC window to rear.

Landing

Access to loft. Doors to

Bedroom One

10'8" x 10'2"

uPVC window to rear. Built in cupboard housing boiler. Fitted wardrobes. Radiator.

Bedroom Two

9'5" x 6'11"

uPVC window to rear. Radiator. Laminate effect wood flooring.

Bedroom Three

10'0" x 6'3"

uPVC window to front. Laminate effect wood flooring. Radiator.

Rear Garden

Commencing with a patio area leading to lawn with flower and shrub borders. Side pedestrian access. Outhouse.

Front Garden

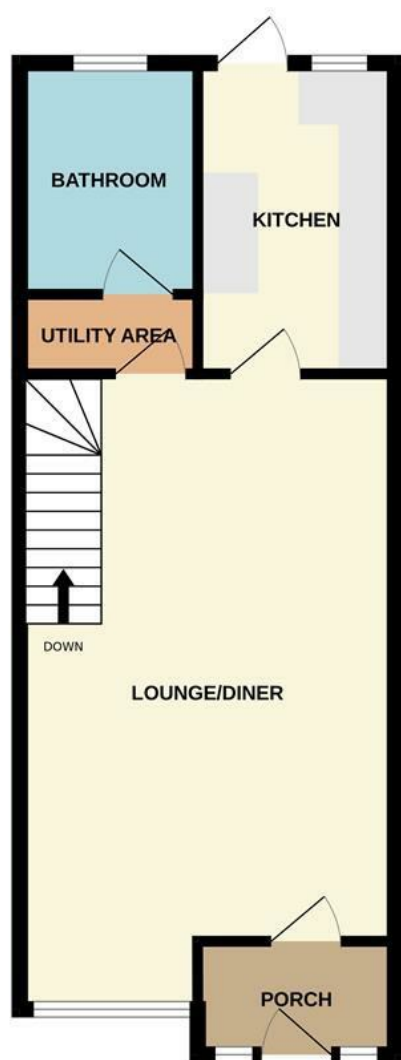
Providing off street parking.

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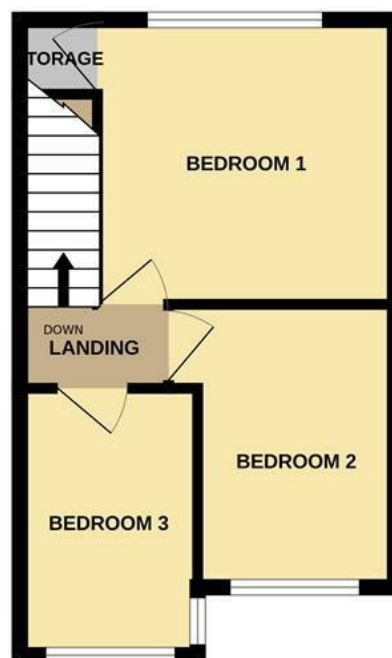


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GROUND FLOOR



1ST FLOOR



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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		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	60	76
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.

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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