

FREEHOLD



House - End Terrace

# EASEBOURNE ROAD, DAGENHAM, RM8 2DW

Asking Price

## £375,000

### FEATURES

- End of terrace
- Lounge
- Utility Room
- Upstairs shower room
- Two bedrooms
- Kitchen
- Conservatory
- Off street parking



## STEPS

Estate Agents

# 2 Bedroom House - End Terrace located in Dagenham

## Entrance

Via uPVC door to porch, with further door to

## Lounge

16'4" x 15'10" max

uPVC window to front. Double radiator. Electric fire. Obscure glazed uPVC window to side. Laminate tiled effect flooring. Staircase to first floor. Spotlights. Door to kitchen.

## Kitchen

10'2" x 7'11"

Range of fitted wall and base units with work tops. Single drainer sink unit with mixer taps. Tiled splashbacks. Built in oven and hob with stainless steel extractor over. Spotlights. Laminate effect wood flooring. Window to rear. Doors to utility room and conservatory.

## Utility Room

7'10" x 4'5"

Wall units and work tops. Tiled splashbacks. Spaces for washing machine, dishwasher and fridge freezer. Radiator. Obscure glazed uPVC window to rear.

## Conservatory

16'7" x 5'8"

Laminate effect wood flooring. uPVC windows. uPVC French doors to garden. uPVC door to side access.

## Landing

Access to loft. Laminate effect wood flooring. uPVC window to side.

## Bedroom One

12'1" x 11'9"

uPVC window to front. Fitted wardrobes. Radiator. Alcove with storage over stairs. Laminate effect wood flooring.

## Bedroom Two

9'6" x 9'1"

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

## Shower Room

5'6" x 5'4"

Obscure glazed uPVC window to rear. Corner shower cubical. Inset wash hand basin with mixer taps and cupboard under. Low level WC. Chrome effect heated towel rail. Tiled walls and flooring. spotlights.

## Rear garden

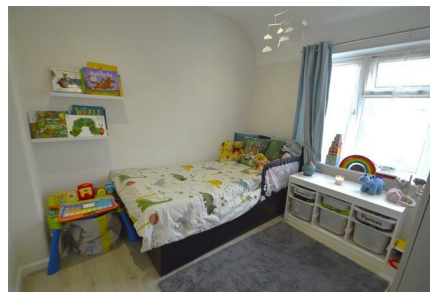
50 approx

West Facing. Mainly laid to lawn.

## Front garden

Providing off street parking. Access to side garden which has wooden decking and water tap. Door to conservatory.

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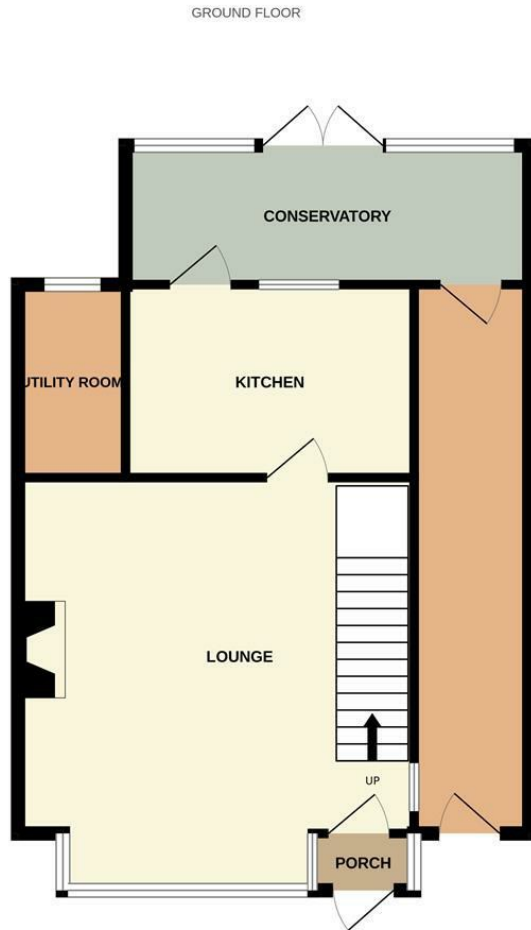


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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>85</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>57</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<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.

