



FREEHOLD

House - Semi-Detached

WOOD LANE, DAGENHAM, RM8 3ND

Offers In The Region Of
£550,000

FEATURES

- ****CHAIN FREE****
- LIVING ROOM
- FITTED KITCHEN
- FIRST FLOOR SHOWER
- FOUR BEDROOM FAMILY HOME
- DINING ROOM
- GROUND FLOOR BATHROOM
- GOOD ACCESS TO TRANSPORTATION



STEPS

Estate Agents

4 Bedroom House - Semi-Detached located in

Steps have great pleasure in offering for sale this FOUR BEDROOM semi detached family home, conveniently located for local shopping and transport facilities with bus routes into Barking and Romford. The ground floor consists of a larger than average hallway, living room, dining room, fitted kitchen with utility area, ground floor bathroom and conservatory. The first floor has your four bedrooms and a further shower room. This property really needs to be seen to fully appreciate all that is being offered.

Entrance

Via uPVC door to

Hallway

Laminate effect wood flooring. Radiator. Staircase to first floor. Triple glazed door to conservatory. doors leading to

Dining Room

11'10" x 9'10"

French doors to kitchen. uPVC window to front. Radiator. Door to lounge

Lounge

14'8" x 11'10"

uPVC window to front. Radiator. Feature fire place with coal effect gas fire. Coving to ceiling.

Kitchen

9'10" x 7'10"

Range of fitted wall and base units with roll top work surfaces. Stainless steel single drainer sink unit with mixer taps. Built in oven and hob with stainless steel canopy extractor over. Space for dishwasher. Tiled flooring. uPVC window to rear. Doorway to utility area

Utility Area

4'6" x 3'2"

Spaces for washing machine. Wall mounted boiler.

Conservatory

18'11" x 6'5"

Doors to garden.

Bathroom

5'4" x 4'3"

Panel enclosed bath. Low flush WC with wash hand basin. Tiled walls and flooring. Chrome effect heated towel rail. Spot lights. Obscure glazed uPVC window to side.

Landing

Double radiator. Access to loft. uPVC window to side.

Bedroom One

14'9" x 11'10"

uPVC window to front. Double radiator. Coving to ceiling.

Bedroom Two

11'11" x 9'10"

uPVC window to front. Double radiator. Coving to ceiling.

Bedroom Three

9'10" x 8'1"

uPVC window to rear. Double radiator. Coving to ceiling.

Bedroom Four

8'10" x 8'7"

uPVC window to rear. Double radiator. Coving to ceiling.

Shower Room

5'8" x 4'11"

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

Rear Garden

Side pedestrian access.

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Council Tax Band
C

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	70	
(55-68) D		
(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.

