

FREEHOLD



House - Terraced

# SHAFTER ROAD, DAGENHAM, RM10 8AJ

Offers In Excess Of  
**£475,000**

## FEATURES

- \*\*\*CHAIN FREE\*\*\*
- Three Bedrooms
- Through Lounge
- GCH. D/Glazed
- Extended Family Home
- Two Bathrooms
- Extended Kitchen/Diner
- Off Street Parking



**STEPS**

Estate Agents

# 3 Bedroom House - Terraced located in Dagenham

CHAIN FREE three bedroom EXTENDED family home which has the benefits of TWO BATHROOMS. To the ground floor the property consists of a Through Lounge, Extended Kitchen/Diner and Ground floor shower room. With the three bedrooms and further bathroom to the first floor. With additional benefits to include, gas central heating, double glazing, Off street parking and the potential for further expansion to the loft (stpp). The property is conveniently located for Dagenham East District Line tube station, and an early viewing is highly advised!!

## Entrance

Via uPVC patio door to porch

## Porch

Door to hallway

## Hallway

Understairs storage cupboard. Radiator. Staircase to first floor. Doors to

## Through Lounge

24'4" x 11'1" > 11'10"

uPVC double glazed bay window to front. Two radiators. Coving to ceiling. Dado rail. Opening up to an extended kitchen/diner

## Kitchen/Diner

17'4" x 10'9"

Range of fitted wall and base units with roll top work surfaces. Breakfast bar. Spaces for cooker, fridge and freezer. Stainless steel single drainer sink unit with mixer taps and tiled splash backs. Tiled flooring. Double radiator. Two uPVC double glazed windows to rear. Door to garden.

## Ground Floor Shower Room

8'7" x 6'0"

Shower cubical. Pedestal wash hand basin. Low level WC. Tiled walls and flooring. Radiator. Spot lights. Plumbing for washing machine.

## Landing

Access to loft. Built in storage cupboard. Doors to

## Bedroom One

13'8" x 10'8" into bay

uPVC double glazed bay window to front. Fitted wardrobes. Radiator.

## Bedroom Two

12'0" x 11'0"

uPVC window to rear. Fitted wardrobes. Radiator.

## Bedroom Three

8'9" x 6'4"

uPVC double glazed window to front. Laminate effect wood flooring. Radiator. Picture rail.

## Bathroom

6'3" x 5'10"

Panel enclosed bath, Pedestal wash hand basin. Low level WC. Tiled splash backs. Tiled flooring. Radiator. Obscure glazed uPVC window to rear.

## Rear Garden

23'10" x 18'6"

Paved with flower and shrub borders. Brick built shed.

## Front Garden

Providing off street parking.

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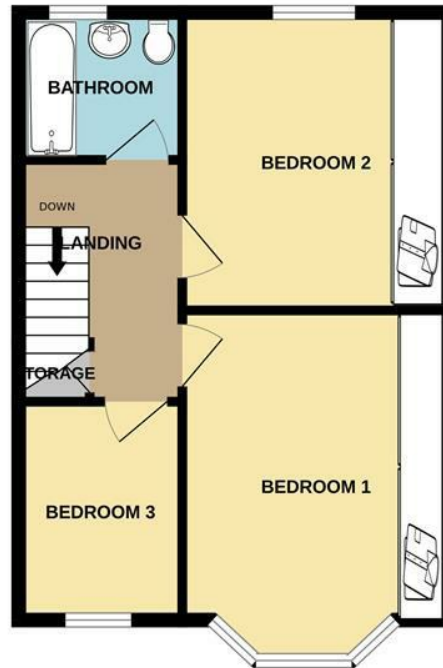


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GROUND FLOOR



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

**C**

| Energy Efficiency Rating                    |           |                         |
|---|-----------|-------------------------|
|   | Current   | Potential               |
| Very energy efficient - lower running costs |           |                         |
| (92 plus) <b>A</b>                          |           |                         |
| (81-91) <b>B</b>                            |           |                         |
| (69-80) <b>C</b>                            |           | <b>80</b>               |
| (55-68) <b>D</b>                            | <b>60</b> |                         |
| (39-54) <b>E</b>                            |           |                         |
| (21-38) <b>F</b>                            |           |                         |
| (1-20) <b>G</b>                             |           |                         |
| 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.

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