



FREEHOLD

House - Semi-Detached

# 40 CANBERRA CRESCENT, DAGENHAM, RM10 9YH

Guide Price

# £325,000

## FEATURES

- Three Bedrooms
- Semi-Detached
- Double Glazed
- Off Street Parking
- Council Tax B
- Two Receptions
- Gas Central Heating
- First Floor Bathroom



# 3 Bedroom House - Semi-Detached located in Dagenham

\*GUIDE PRICE: £325,000 TO £350,000\*

STEPS ESTATE AGENTS are please to offer For Sale this Three Bedroom Semi-Detached House located in Dagenham, Essex.

The property benefits from Double Glazing, Gas Central Heating and Off Street Parking.  
Additionally this property boasts Two Reception Rooms, First Floor Bathroom, Ground Floor W.C and both Front and Rear Garden areas.

Early appointments are advised to avoid any disappointment!

Call us on


**020 8593 5933**

[dagenham@steps.me.uk](mailto:dagenham@steps.me.uk)

[www.steps.me.uk](http://www.steps.me.uk)

**Council Tax Band**

**B**

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<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.

**STEPS**  
Estate Agents