

FREEHOLD



House - Semi-Detached

# STUDLEY ROAD, DAGENHAM, RM9 6BE

Guide Price

# £400,000

## FEATURES

- LARGE CORNER PLOT
- EN-SUITE SHOWER ROOM
- FITTED KITCHEN
- BATHROOM/WC
- THREE BEDROOMS
- OPEN PLAN POUNGE
- LARGE REAR EXTENSION
- WALK TO BECONTREE STATION



# STEPS

Estate Agents

# 3 Bedroom House - Semi-Detached located in Dagenham

## PORCH

## LOUNGE

18 x 14

Window to front.

## KITCHEN

11 x 6'5

Fitted base, wall units, window. door to...

## EXTENSION

14 x 14

Door to sideway, double doors to garden.

## BATHROOM

Three piece suite.

## LANDING

Loft access.

## BEDROOM ONE

12'3 x 9'6

## EN-SUITE

Shower cubicle, basin, WC

## BEDROOM TWO

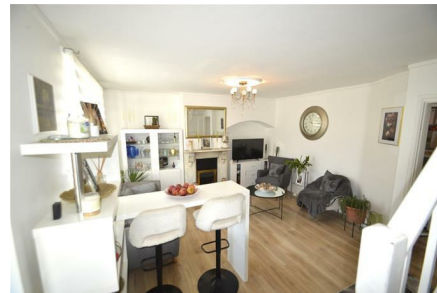
11 x 9,6

## BEDROOM THREE

8'6 x 7'6

## EXTERIOR

Large corner plot, as seen in photo, paved back garden.



DAGENHAM SALES | STEPS ESTATE AGENTS, 298 HEATHWAY, DAGENHAM, ESSEX, RM10 8LU

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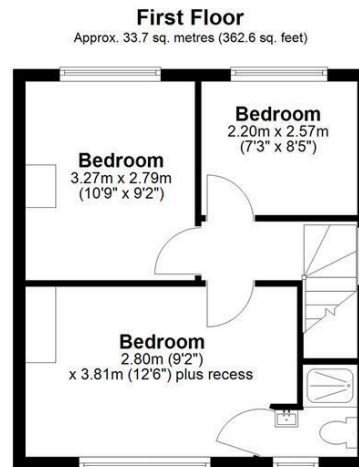
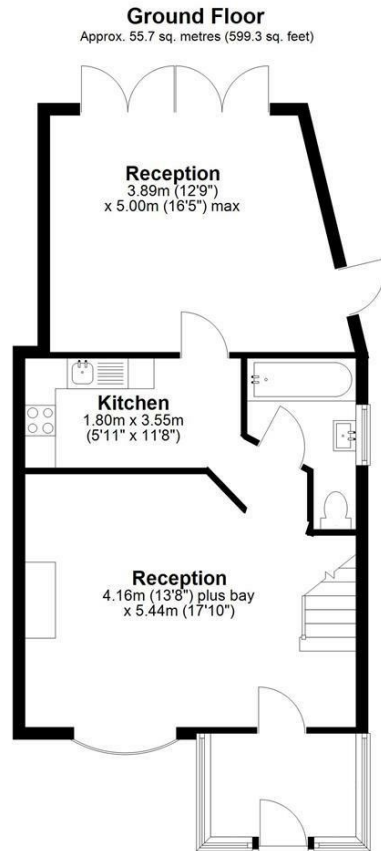
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**Council Tax Band**

**C**



Total area: approx. 89.4 sq. metres (961.9 sq. feet)

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.  
Plan produced using PlanUp.

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>			
(55-68) <b>D</b>			60
(39-54) <b>E</b>			
(21-38) <b>F</b>		25	
(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.

