

FREEHOLD



House - Semi-Detached

HUNTERS HALL ROAD, DAGENHAM, RM10 8HX

Offers In Excess Of
£550,000

FEATURES

- ****CHAIN FREE****
- Lounge
- Dining Room
- En Suite Shower Room
- Three/Four Bedrooms
- Fitted Kitchen
- First Floor Bathroom & G/Floor WC
- Loft Room



STEPS

Estate Agents

4 Bedroom House - Semi-Detached located in Dagenham

Steps are delighted to offer for sale this vastly extended CHAIN FREE three/four bedroom (Bedroom four is on the ground floor) semi detached family home located within easy reach of local shopping and transport facilities including Dagenham Heathway District Line Tube Station. To the ground floor this extended property consists of a lounge, dining room, fitted kitchen, further reception/fourth bedroom and WC. To the first floor are three further bedrooms with an En Suite shower room to the master bedroom, good sized family bathroom and a staircase leading to a loft room which could be used as a further bedroom. With additional benefits to include, Gas central heating, Double glazing, Rear garden and Off street parking. This property needs to be seen to fully appreciate all that is on offer.

Entrance

Via door to external porch

Porch

6'9" x 2'5"

Double glazed window to front. Door to

Hallway

Laminate effect wood flooring. Radiator. Staircase to first floor. doors to

Reception Room One

11'9" x 11'8"

Double glazed window to front. Radiator. Feature fire place.

Reception Room Two / Bedroom Four

14'11" x 9'6" > 12'5"

Double glazed window to rear. Laminate effect wood flooring. Radiator.

Dining Room

11'8" x 7'9"

Laminate effect wood flooring. Radiator. Opening to kitchen.

Kitchen

9'9" x 9'3"

Range of fitted wall and base units with roll top work surfaces. Stainless steel single drainer sink unit with mixer taps and tiled splash backs. Built in double oven with four ring gas hob and extractor over. Double glazed window to side. Double glazed door to garden.

Ground Floor WC

5'5" x 2'11"

Low level WC. Wash hand basin with mixer taps and storage under. Space for washing machine. Double glazed window to rear.

Landing

Doors leading to bedrooms and bathroom. Further door leading to a staircase to the 2nd floor.

Bedroom One

20'6" x 8'5" > 10'2"

Triple aspect double glazed windows to the front, rear and side. Two radiators. Built in wardrobes. Door to ensuite

En Suite Shower Room

7'6" x 3'10"

Walk in shower cubical. Low level WC. Inset wash hand basin with mixer taps and storage under. Tiled walls. Obscure double glazed window to rear.

Bedroom Two

12'2" x 9'1" into wardrobes

Double glazed window to front, Radiator. Fitted wardrobes.

Bedroom Three

10'8" x 9'3"

Double glazed window to rear. Radiator. Fitted wardrobes.

Bathroom

8'3" x 7'5"

Corner panel enclosed bath. Inset wash hand basin with mixer taps and storage under. Low level WC. Tiled splash backs. Radiator. Electric water heater. Obscure double glazed window to rear.

Second Floor

Doors leading to loft room and loft storage.

Loft Room

12'1" x 8'1"

Laminate effect wood flooring. Velux window. Storage cupboards. to eaves.

Rear Garden

36'6" x 33'3" max

Block paved leading to lawn.

Front Garden

Providing off street parking.

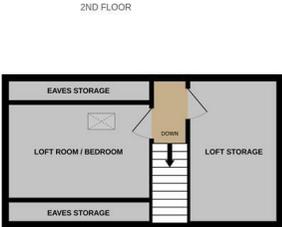
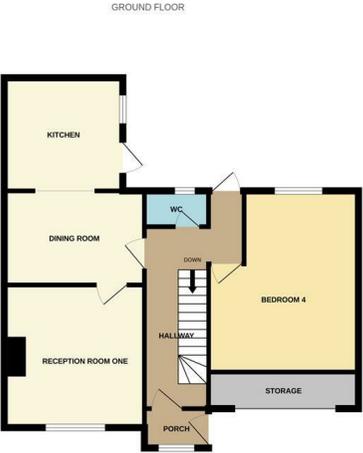
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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) A			
(81-91) B			
(69-80) C			74
(55-68) D			
(39-54) E		53	
(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.

