



FREEHOLD

House - Terraced

GRAFTON ROAD, DAGENHAM, RM8 3ET

Guide Price

£375,000

FEATURES

- Extended Family Home
- Living room
- Fitted Kitchen
- Gas Fired Central Heating
- Two/Three Bedrooms
- Dining Room
- Ground Floor Bathroom
- uPVC Double Glazing



3 Bedroom House - Terraced located in Dagenham

Entrance

Via wooden door to hallway

Hallway

Dado rail. Laminate effect wood flooring. Coving to ceiling. Understairs storage cupboard. Staircase to first floor. Doors leading to

Living Room

12'10" x 12'7"

uPVC window to front. Laminate effect wood flooring. Electric fire. Double radiator. Cornice to ceiling.

Dining Room

9'8" x 8'3"

Laminate effect wood flooring. Double radiator. Cornice to ceiling. Opening to kitchen.

Kitchen

9'10" x 9'2"

Range of fitted wall and base units with roll top work surfaces. Stainless steel single drainer sink unit with mixer taps. Tiled splash backs. Built in gas hob with extractor over. Integrated oven, fridge freezer and dishwasher. Space for washing machine. Tiled flooring. Spot lights. uPVC window to rear. uPVC door to garden.

Bathroom

Modern suite comprising of: Bath with mixer taps and shower attachment. Pedestal wash hand basin with mixer taps. Low level WC. Chrome effect heated towel rail. Tiled walls and flooring. Extractor fan. Spot lights. Obscure glazed uPVC window to rear.

Landing

Access to loft. Doors leading to

Bedroom One

12'8" x 11'3" max

Two uPVC windows to rear. Double radiator. Dado rail. Fitted wardrobes. Door to shower cubical.

Shower Cubical

3'3" x 2'11"

Electric shower

Bedroom Two

9'8" x 7'10"

uPVC window to front. Laminate effect wood flooring. Radiator. Built in cupboard housing boiler. Coving to ceiling.

Bedroom Three

9'11" x 7'11"

uPVC window to front. Laminate effect wood flooring. Radiator. Coving to ceiling. Door to bedroom two

Rear Garden

55 approx

Patio area leading to lawn. Summer house to rear.

We routinely refer potential purchasers to Move with Us Ltd. It is your decision whether you choose to deal with Move with Us Ltd. In making that decision, you should know that we receive an annual payment benefits from Move with Us Ltd, equating to approximately £314.48 per referral.



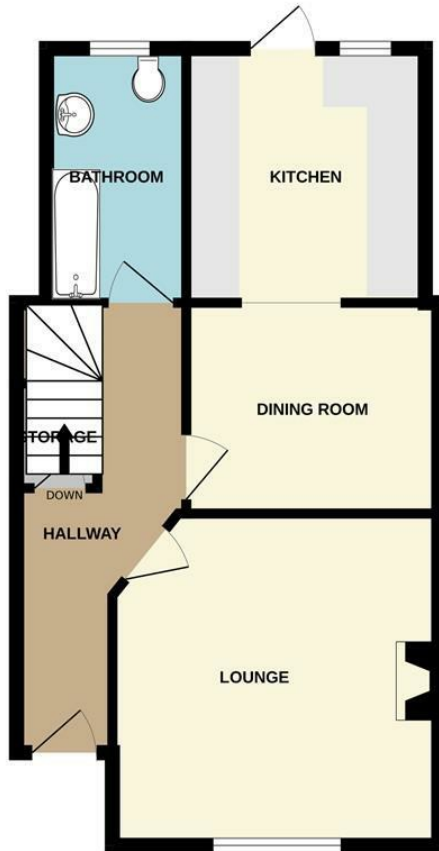
DAGENHAM SALES | STEPS ESTATE AGENTS, 298 HEATHWAY, DAGENHAM, ESSEX, RM10 8LU

Call us on
020 8593 5933

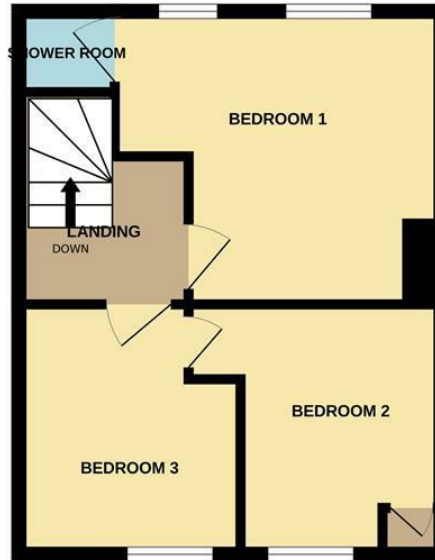
dagenham@steps.me.uk
www.steps.me.uk

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.
 Made with Metropix ©2025

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			85
(69-80) C		69	
(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.

