

FREEHOLD



House - Terraced (EPC Rating: B)

**HALBUTT STREET, DAGENHAM, RM9 5AR**

**Guide Price**

**£375,000**

**STEPS**

Estate Agents



2



2



2



B

# 2 Bedroom House - Terraced located in Dagenham

EXTENDED... REDESIGNED house easy walk to HEATHWAY. Larger than average mid terraced house with FULL REAR EXTENSION, providing a sunny dining room overlooking a beautiful south aspect garden. There is a remodelled spacious kitchen, semi open plan. Two good size bedrooms, (one with full en-suite) plus a family bathroom. Off road parking for tow cars. Solar panels installed (owned) we understand generating an income of up to £1000 per year. Guide Price £375,000-£385,000 NO CHAIN.

## HALLWAY

Large cupboard, with hot water tank.

## LOUNGE

17 x 13'6

Chimney breast removed, two large openings to EXTENDED dining room.

## EXTENDED DINING ROOM

15 x 8'6

Patio doors to garden.

## KITCHEN

10 x 10

Range of fitted base/wall units, gas boiler, window to front.

## LANDING

Loft access.

## BEDROOM ONE

15 x 11

Fitted wardrobes, window to front.

## ENSUITE

Three piece suite.

## BEDROOM TWO

12 x 11

Window to rear.

## FAMILY BATHROOM

Full size bath, three piece suite, window.

## EXTERIOR

Dropped kerb, off road parking for two cars. Superb south facing back garden.

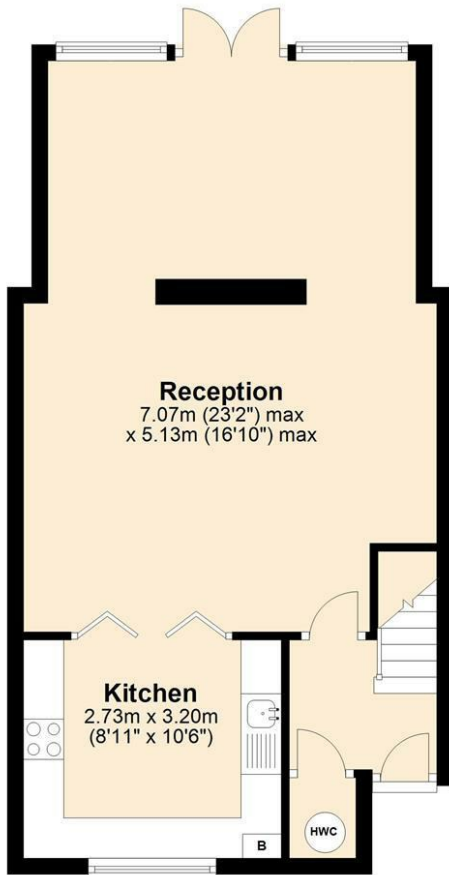
We routinely refer potential purchasers to Move with Us Ltd. It is your decision whether you choose to deal with

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.



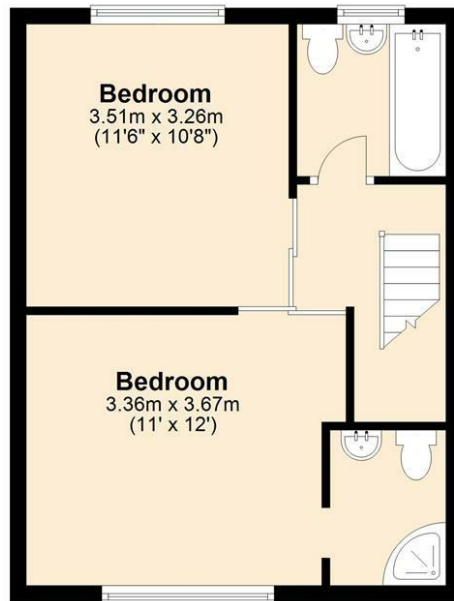
### Ground Floor

Approx. 48.0 sq. metres (516.3 sq. feet)



### First Floor

Approx. 36.5 sq. metres (392.4 sq. feet)

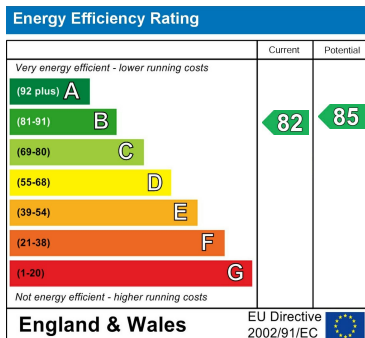


Total area: approx. 84.4 sq. metres (908.8 sq. feet)

Council Tax Band

**B**

Energy Performance Graph



Call us on

**020 8593 5933**

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

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

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