

FREEHOLD



House - End Terrace

# HEDINGHAM ROAD, DAGENHAM, RM8 2NA

Asking Price

# £400,000

## FEATURES

- \*\*\*\*CHAIN FREE\*\*\*\*
- TWO BEDROOMS
- FITTED KITCHEN
- FIRST FLOOR BATHROOM
- \*\*OFF STREET PARKING\*\*
- LOUNGE
- CONSERVATORY
- GCH & D/GLAZING



# STEPS

Estate Agents

# 2 Bedroom House - End Terrace located in Dagenham

## Entrance Via

Door leading to open plan lobby which leads into the lounge

## Lounge

15'1" x 16'2" max

Double glazed window to front and side. Radiator. Laminate effect wood flooring. Built in storage cupboard. Staircase to first floor. Opening to kitchen

## Kitchen

15'1" x 7'10"

Range of fitted wall and base units with roll top work surfaces. Stainless steel single drainer sink unit. Tiled splash backs. Spaces for cooker, washing machine and fridge freezer. Radiator. Wall mounted boiler. Tiled flooring. Window to rear. Patio doors to conservatory.

## Conservatory

13'11" x 13'3"

uPVC double glazed window. Laminate effect wood flooring. uPVC French doors to garden.

## Landing

uPVC window to side. Doors to

## Bedroom One

12'3" x 11'8"

uPVC window to front. Radiator. Laminate effect wood flooring.

## Bedroom Two

9'6" x 9'0"

uPVC window to rear. Radiator. Laminate effect wood flooring.

## Bathroom

5'6" x 5'3"

Panel enclosed bath. Low level WC. Pedestal wash hand basin. Tiled walls. Obscure glazed uPVC window to rear.

## Rear Garden

Patio area. Side pedestrian access. Door to outbuilding

## Front Garden

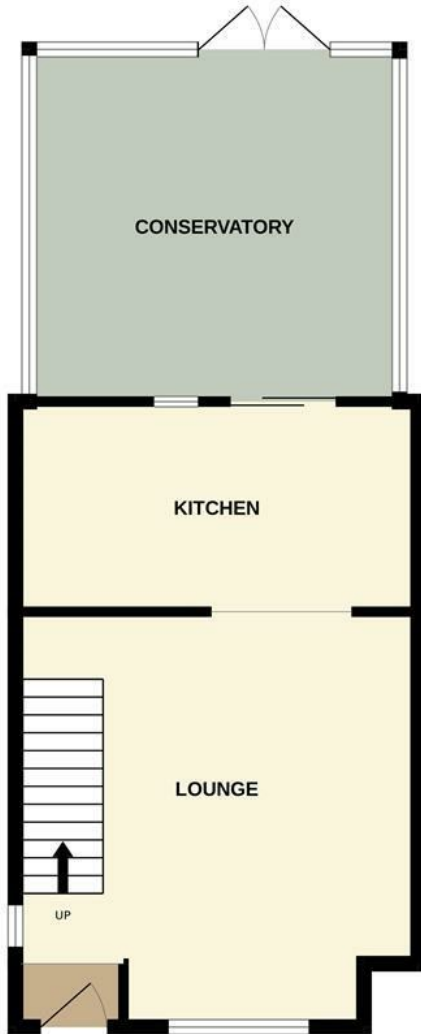
Blocked paved to provide off street parking.

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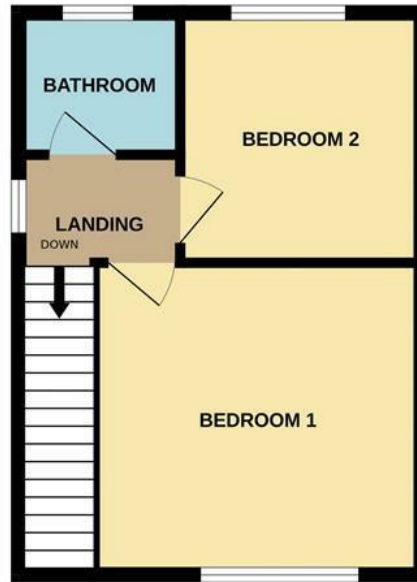


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GROUND FLOOR



1ST FLOOR



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Council Tax Band

**C**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>85</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>53</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<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.

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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