



FREEHOLD

House - Terraced

FIRST AVENUE, DAGENHAM, RM10 9AT

Asking Price

£475,000

FEATURES

- Three/Four Bedrooms
- Extended Dining Room
- Ground Floor Shower Room
- GCH & D/Glazing
- Lounge/Fourth Bedroom
- Fitted Kitchen
- First Floor Bathroom
- Off Street Parking



3 Bedroom House - Terraced located in Dagenham

Steps are pleased to offer for sale this EXTENDED THREE/FOUR BEDROOM family home located on the ever popular 'Rylands Estate' This larger than average property has two reception rooms (one currently used as a fourth bedroom) Modern Fitted Kitchen and Shower room to the ground floor, with a further three bedrooms and bathroom to the first floor. There is also a staircase to a boarded loft room with Velux window. Further benefits to include, Gas central heating, Double glazing, Outhouse to the rear of the garden and Off street parking to the front.

Entrance

Via door to hallway

Hallway

Staircase to first floor. Understairs storage cupboard. Spotlights. Doors to

Lounge/Bedroom Four

12'0" x 11'0"

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

Dining Room

18'8" x 15'6"

Laminate-effect wood flooring, radiator, and skylight. uPVC rear window and uPVC French doors opening to the garden. Open plan to the kitchen.

Kitchen

11'10" x 10'10"

Range of fitted wall and base units with roll top work surfaces. One and a half bowl stainless steel single drainer sink unit and tiled splash backs. Spaces for cooker, washing machine and fridge freezer. Laminate effect wood flooring. Spotlights.

Ground Floor Shower Room

7'8" x 2'2"

Low level WC. Wash hand basin. Shower cubical. Tiled walls and flooring. Towel Rail. Extractor fan. Spotlights.

First Floor Landing

Access to all rooms. Staircase to loft.

Bedroom One

13'3" x 10'1" into bay

uPVC bay window. Radiator. Laminate effect wood flooring. Spotlights.

Bedroom Two

11'11" x 9'11"

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

Bedroom Three

8'6" x 6'5"

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

Bathroom

6'5" x 5'7"

Bath with shower over. Inset wash hand basin with cupboard under. Low level WC. Tiled walls and flooring. Chrome effect heated towel rail. Obscure uPVC glazed window to rear.

Loft

Boarded with Velux window. Spotlights.

Rear Garden

45'0" x 17'10"

Raised decking area leading to patio area and lawn.

Outhouse

18'6" x 15'7"

Laminate effect wood flooring. Power and light. uPVC door to rear pedestrian walkway. uPVC window to front.

Front Garden

Providing off street parking.

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		73	84
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
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.

