

FREEHOLD



House - Semi-Detached

LODGE AVENUE, DAGENHAM, RM8 2JH

Offers Over

£475,000

FEATURES

- SEMI DETACHED FAMILY HOME • Three Bedrooms
- Lounge
- Kitchen/Diner
- Ground Floor WC
- First Floor Bathroom
- En Suite Shower Room
- Double Glazing & GCH



STEPS

Estate Agents

3 Bedroom House - Semi-Detached located in Dagenham

Steps are delighted to offer for sale this newly built (2019) three bedroom SEMI DETACHED family home which is conveniently located for local shopping and transport facilities with bus routes into Barking and Romford. To the ground floor the property consists of your lounge, modern fitted kitchen/diner and WC. With the three bedrooms, En suite shower room and family bathroom to the first floor. With further benefits to include, uPVC double glazing, Gas central heating, Alarm system and both front and rear gardens. An internal viewing is highly recommended to fully appreciate all that is on offer.

Entrance

Via uPVC door to hallway

Hallway

Staircase to first floor. Understairs storage cupboard. Built in cupboard. Door leading to

Lounge

15'0" x 10'3" into bay
uPVC bay window to front. Two Radiators.

Kitchen/Diner

16'11" x 15'6" max
Range of fitted wall and base units with roll top work surfaces. Breakfast bar. Stainless steel single drainer sink unit with mixer taps. Built in oven and hob with extractor over. Spaces for washing machine and dishwasher. Integrated fridge freezer. Cupboard housing boiler. Two radiators. uPVC door to garden. uPVC French doors to garden.

WC

5'11" x 3'2"
Low level WC. Inset wash hand basin with mixer taps and tiled splash backs.

Landing

Doors leading too

Bedroom One

15'10" x 12'7" x 9'8"
uPVC window to rear. Radiator. Door to Ensuite

Ensuite Shower Room

6'10" x 6'1"
Shower cubical. Inset wash hand basin with mixer taps and storage under. Low level WC. Tiled splash backs. Chrome effect heated towel rail. Extractor fan. Spot lights. Obscure glazed uPVC window to rear.

Bedroom Two

13'4" x 8'11"
uPVC window to rear. radiator.

Bedroom Three

12'10" x 7'8" x 4'5" - I shaped
uPVC window to front. Radiator.

Bathroom

6'10" x 6'1"
Panel enclosed bath with mixer taps and shower attachment. Low level WC. Inset wash hand basin with mixer taps and storage under. Tiled splash backs. Chrome effect heated towel rail.

Rear Garden

30 approx
Patio area leading to lawn. Side pedestrian access.

Agents Note.

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.



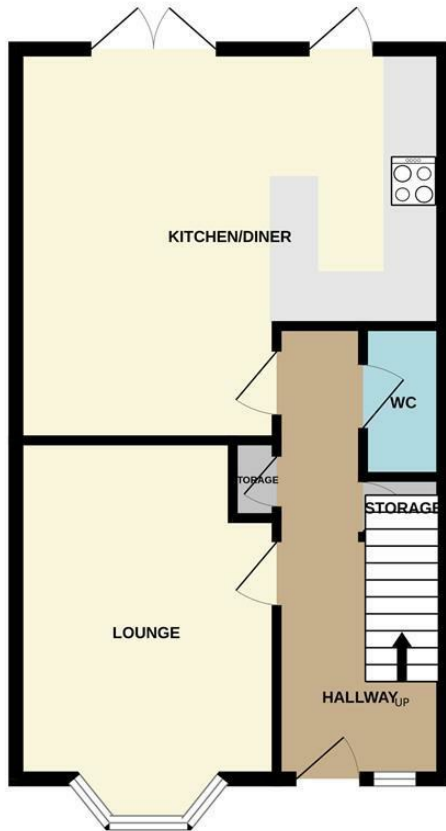
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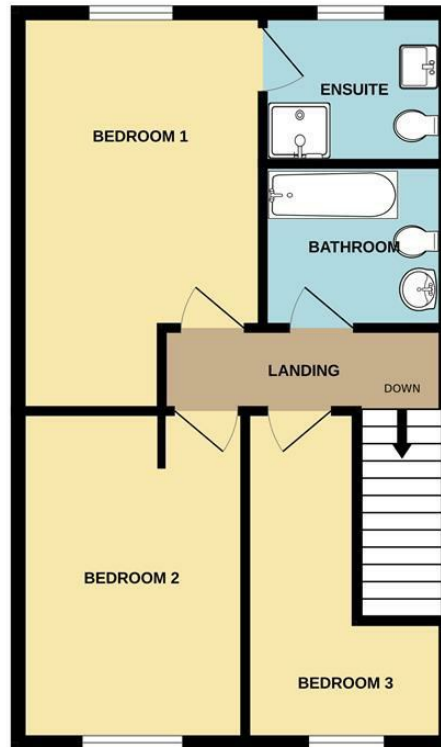
dagenham@steps.me.uk
www.steps.me.uk

Council Tax Band
D

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.
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			95
(81-91) B		84	
(69-80) C			
(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.

