

FREEHOLD



House - Terraced

THIRD AVENUE, DAGENHAM, RM10 9BD

Asking Price

£425,000

FEATURES

- ***THE WOW FACTOR***
- TWO BEDROOMS
- EXTENDED KITCHEN WITH APPLIANCES
- OUTHOUSE WITH SHOWER ROOM
- EXTENDED FAMILY HOME
- THROUGH LOUNGE
- FIRST FLOOR BATHROOM
- OFF STREET PARKING



STEPS
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2 Bedroom House - Terraced located in Dagenham

Entrance

Via door to

Lobby

5'6" x 3'8"

Laminate effect wood flooring. Radiator. French doors to

Through Lounge

22'9" x 13'5" max

Radiator. Feature fire place. Coving to ceiling. Staircase to first floor. French doors to

Kitchen/Diner

16'11" x 12'5"

Range of fitted wall and base units with complementary work tops. One and a half bowl single drainer sink unit with a filtered instant hot water mixer tap and macerator. Feature central island with integrated 5 ring electric hob and dishwasher. Two Integrated ovens, microwave, and coffee machine. Cupboard housing space for washing machine and tumble dryer. Space for American style fridge freezer. Two radiator. Spot lights. Laminate effect wood flooring. uPVC Bifold doors to garden.

Landing

Doors to

Bedroom One

10'7" x 10'1"

uPVC window to rear. Radiator. Staircase to loft room

Loft Room

12'11" x 9'2"

Spot lights. Wall mounted combi boiler

Bedroom Two

9'4" x 6'11"

uPVC Window to front. Radiator.

Bathroom

10'0" x 6'3"

Jacuzzi style bath with mixer taps and shower attachment. Low level WC. Inset wash hand basin with storage under and mixer taps. Heated towel rail. Integrated TV. Extractor fan. Laminate effect wood flooring. Dado rail. Spot lights. Obscure glazed uPVC window to front.

Rear Garden

Commencing with patio area leading to artificial lawn. Sitting area to rear. Outhouse.

Outhouse

12'7" x 11'7"

With power points. Spot lights. Door to shower room.

Shower Room

8'10" x 4'4"

Corner shower cubical. Low level WC. Inset wash hand basin with storage under and mixer taps. Extractor fan. Spot lights. Obscure glazed uPVC window to side.

Front Garden

Block paved to provide off street parking.

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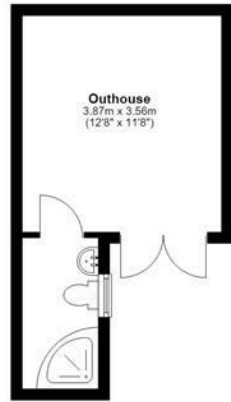
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Ground Floor

Approx. 66.9 sq. metres (719.8 sq. feet)



Outhouse
3.87m x 3.56m
(12'8" x 11'8")

Kitchen
5.19m x 3.80m
(17' x 12'5")

Reception
6.95m (22'10") max
x 4.08m (13'5")

First Floor

Approx. 27.0 sq. metres (290.6 sq. feet)



Bedroom
3.08m (10'1") max
x 4.09m (13'5") max

Bedroom
2.87m x 2.12m
(9'5" x 6'11")

Second Floor

Approx. 9.4 sq. metres (101.4 sq. feet)



Loft Room
2.38m x 3.96m
(7'10" x 13')

Total area: approx. 103.3 sq. metres (1111.9 sq. feet)

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.
Plan produced using Planipix.

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Council Tax Band

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		80
(81-91) B		
(69-80) C		
(55-68) D	56	
(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.

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