

FREEHOLD



House - End Terrace

# HEATHWAY, DAGENHAM, RM9 5AG

Guide Price

## £550,000

### FEATURES

- FOUR BEDROOMS
- EXTENDED KITCHEN DINER
- GARAGE
- FABULOUS BACK SUNNY GARDEN
- 26' LOUNGE DINER
- UPSTAIRS BATHROOM/WC
- AMPLE PARKING
- MOMENTS FROM HEATHWAY SHOPPING



# 4 Bedroom House - End Terrace located in Dagenham

## HALLWAY

CUPBOARD WITH BOILER

## LOUNGE

26 x 11

Window to front, patio doors to garden.

## KITCHEN

14 x 12 to 8

Quality fitted base/wall units, breakfast bar. windows and door to garden.

## LANDING

## BEDROOM ONE

23 x 8

Double aspect windows, fitted wardrobes.

## BEDROOM TWO

15 x 9'6

Window to rear.

## BEDROOM THREE

11 x 10

Fitted wardrobes, window to rear.

## BEDROOM FOUR

10 x 7,3

Fitted cupboards, window.

## BATHROOM

Three piece suite, window.

## EXTERIOR

Off road parking for three cars plus integral garage, side access to lovely back garden, west facing with large patio and lawn, outbuilding 12 x 9

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.



DAGENHAM SALES | STEPS ESTATE AGENTS, 298 HEATHWAY, DAGENHAM, ESSEX, RM10 8LU

Call us on

**020 8593 5933**

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

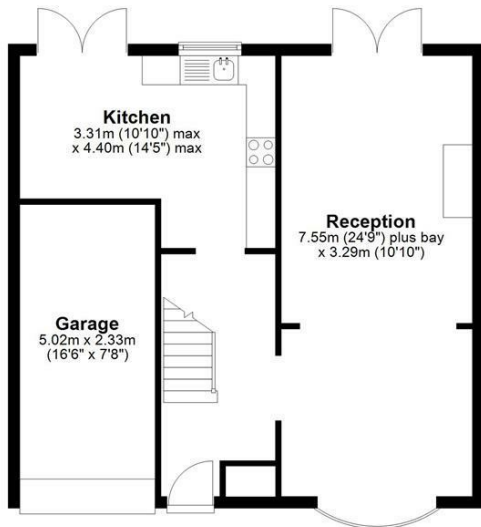
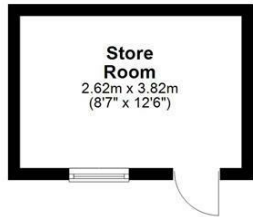
[www.steps.me.uk](http://www.steps.me.uk)

Council Tax Band

**C**

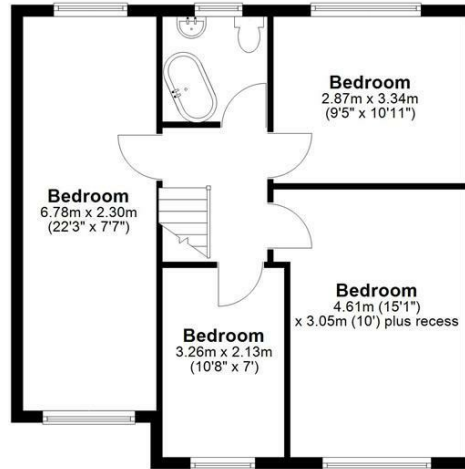
**Ground Floor**

Approx. 69.2 sq. metres (745.2 sq. feet)



**First Floor**

Approx. 56.2 sq. metres (604.6 sq. feet)



Total area: approx. 125.4 sq. metres (1349.8 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 PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>81</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>65</b>	
(39-54) <b>E</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.

