

FREEHOLD



House - End Terrace (EPC Rating: D)

**MARGERY ROAD, DAGENHAM, RM8 3AX**

**Guide Price**

**£475,000**



# 4 Bedroom House - End Terrace located in Dagenham

LARGE WIDE PLOT....EXTENDED. Adjacent to Valance Park this larger than average house has four bedrooms (one being on ground floor) extended lounge and kitchen plus conservatory. With a attached garage it offers potential for further extension (stpp) Nice size garden and plenty of off road parking.  
Guide Price £475,000-£500,000

## HALLWAY

## LOUNGE

21' x 12'

Patio doors to garden.

## KITCHEN DINER

15' x 10'

Full range of fitted base and wall units, breakfast bar. gas boiler, doors leading to conservatory, door to .....

## BEDROOM FOUR

8'8 x 8'7

Window to front.

## CONSERVATORY

14' x 11'

Radiator, doors to garden, door to garage.

## BATHROOM/WC

Three piece suite, window to front.

## LANDING

Insulated/boarded loft with ladder and light.

## BEDROOM ONE

14' x 9'6

Fitted wardrobes/units, window to front.

## BEDROOM TWO

11'3 x 8'6

Window to rear, fitted wardrobes.

## BEDROOM THREE

8'3 x 8'3

Fitted wardrobes, window to rear.

## EXTERIOR

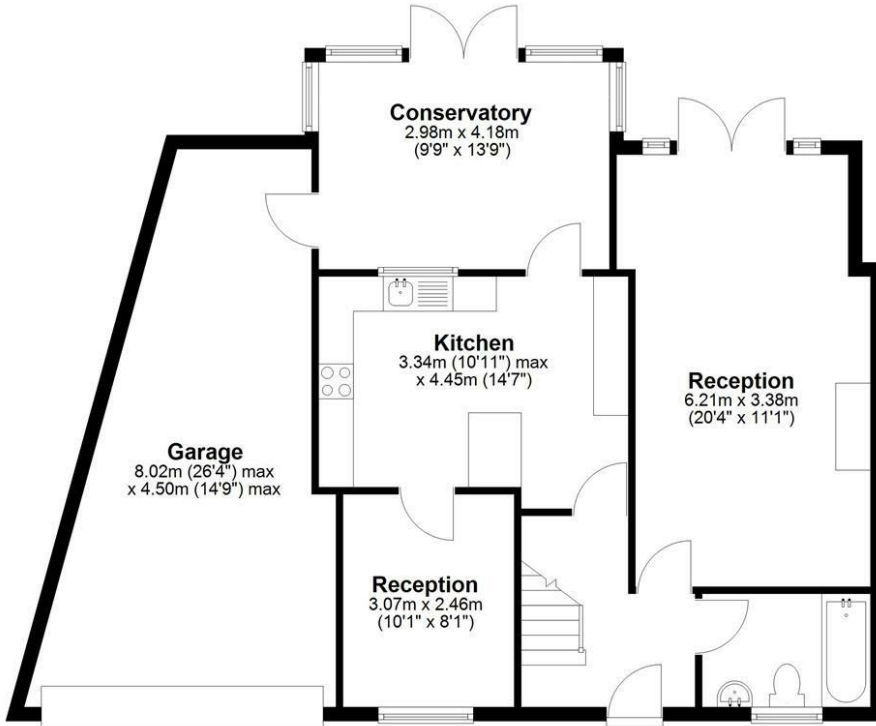
Large wide plot with plenty of off road parking. Large

attached garage with electric door, power & lighting, door to conservatory.

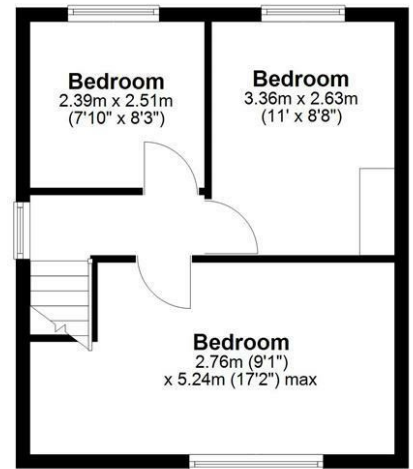
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**Ground Floor**  
Approx. 93.1 sq. metres (1002.3 sq. feet)



**First Floor**  
Approx. 32.6 sq. metres (350.8 sq. feet)



Total area: approx. 125.7 sq. metres (1353.2 sq. feet)

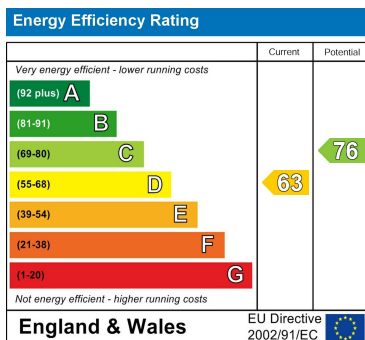
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.

Council Tax Band

**C**

Energy Performance Graph



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**STEPS**

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