



FREEHOLD

House - Terraced

# DOROTHY GARDENS, DAGENHAM, RM8 2HR

Guide Price  
**£325,000**

## FEATURES

- Guide Price - £325,000 - £350,000
- Two Bedrooms
- Fitted Kitchen
- Gas Central Heating
- CHAIN FREE
- Lounge
- Upstairs Shower Room
- Rear Garden



# 2 Bedroom House - Terraced located in Dagenham

Guide Price - £325,000 - £350,000. Steps are delighted to offer for sale this CHAIN FREE two bedroom family home located within easy access of Longbridge Road which offers bus routes into Barking and Romford. To the ground floor are the lounge and fitted kitchen, with the two bedrooms and shower room on the first floor. An early viewing is highly advised.

## Entrance

Via door to hallway

## Hallway

Understairs storage cupboard. Staircase to first floor. uPVC window to rear. Doors to

## Lounge

12'9" x 12'6"

uPVC window to front. Feature fire place. Radiator.

## Kitchen

9'7" x 8'2"

Range of fitted wall and base units with roll top work surfaces. One and a half bowl stainless steel sink unit with mixer taps. Tiled splash backs. Spaces for washing machine, cooker and fridge freezer. Cupboard housing boiler. uPVC French doors to garden.

## Landing

Access to loft. Doors to

## Bedroom One

16'0" x 9'10"

uPVC window to front. Radiator.

## Bedroom Two

11'5" x 9'9" < 7'11"

uPVC window to rear. Radiator. Storage cupboard.

## Shower Room

6'9" x 4'3" max

Walk in shower cubical. Low level WC. Pedestal wash hand basin. Tiled walls and flooring. Extractor fan. Obscure glazed uPVC window to rear.

## Rear Garden

36 approx

Commencing with a patio area, leading to lawn.

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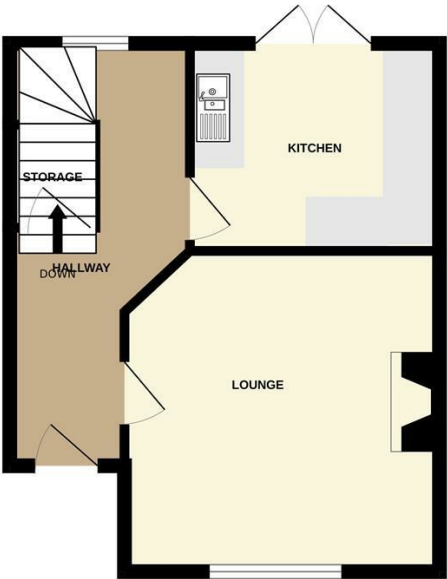


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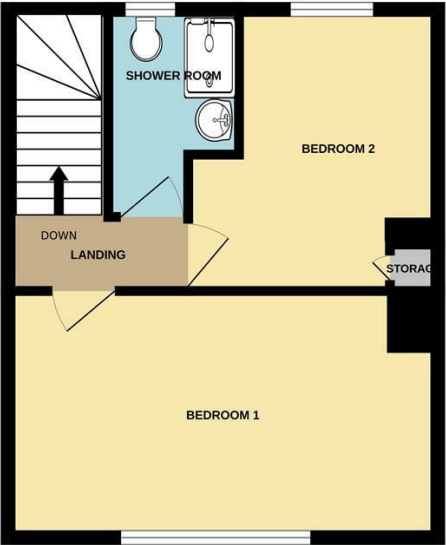
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**Council Tax Band**  
**C**

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               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         | 92                      |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            | 71      |                         |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| 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.

