



FREEHOLD

House - Terraced

BEAM AVENUE, DAGENHAM, RM10 9BP

Guide Price

£300,000

FEATURES

- ***CHAIN FREE***
- Lounge
- Fitted Kitchen
- Gas Central Heating
- Two Double Bedrooms
- Dining Room
- Ground Floor Shower Room
- Off Street Parking



2 Bedroom House - Terraced located in Dagenham

Entrance

Via French doors to porch

Porch

6'3" x 1'10"

Door to lounge

Lounge

13'4" x 13'2" < 10'2" max

Double glazed window to front. Radiator. Gas Fire. Archway to dining room

Dining Room

13'4" x 9'8"

Radiator. Under stairs storage cupboards. Staircase to first floor. Door to kitchen. Door to shower room

Kitchen

8'9" x 6'1"

Range of fitted wall and base units with roll top work surfaces. One and a half bowl single drainer sink unit with mixer taps and tiled splash backs. Built in oven and hob. Spaces for washing machine and fridge freezer. Laminate effect wood flooring. Double glazed patio door to garden.

Shower Room

6'7" x 5'10"

Walk in shower cubical. Pedestal wash hand basin. Low level WC. Radiator. Obscure glazed window to rear.

Landing

Access to mostly boarded loft. Doors to

Bedroom One

13'3" x 10'5" < 8'1" to wardrobes

Double glazed windows to front. Radiator. Built in wardrobe.

Bedroom Two

10'7" x 8'4" to wardrobes

Double glazed window to rear. Laminate effect wood flooring. Radiator. Fitted wardrobes. Built in cupboard housing boiler.

Rear Garden

Mainly laid to lawn. Shed to rear

Front Garden

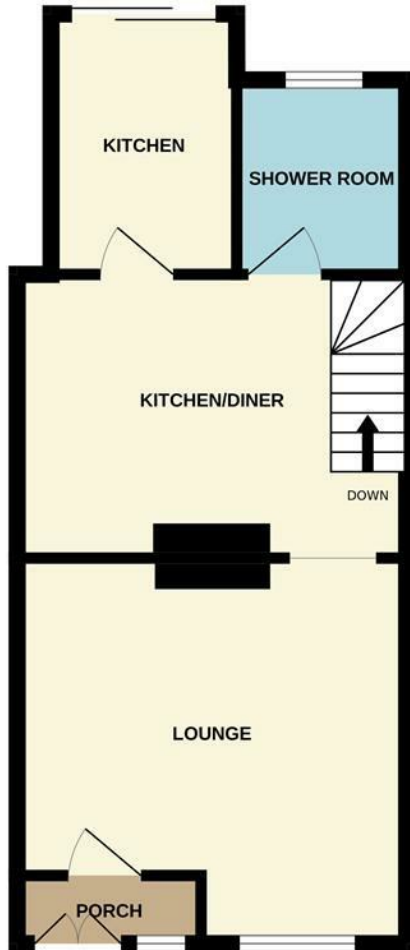
Providing off street parking.

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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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020 8593 5933

dagenham@steps.me.uk
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Council Tax Band
C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(69-80) C			
(55-68) D		63	
(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.

