House - End Terrace

# LAKE GARDENS, DAGENHAM, RM10 8NU

## Price Guide

# £400,000

### FEATURES

- Three Bedrooms (3rd on G/Floor)
- Extended Kitchen/Diner
- First Floor Bathroom
- uPVC Double Glazing
- Living Room
- Study
- Gas Central Heating
- Half a mile to tube station

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STEPS
Estate Agents

# 3 Bedroom House - End Terrace located in Dagenham

## Entrance
Via uPVC door to hallway

Steps are delighted to have the opportunity to offer for sale this 2/3 bedroom (Third bedroom is on the ground floor) extended family home located within half a mile of Dagenham Heathway Shopping Centre and District Line Tube Station. To the ground floor the property comprises of a front reception room / bedroom three, Living room, Study and an extended kitchen/diner. To the first floor are two further bedrooms and bathroom. The property also has the added benefits of Gas fired central heating, uPVC double glazing and a rear garden with side pedestrian access. Call today to book in your viewing appointment!!

## Hallway
Laminate effect wood flooring. Built in cupboard housing combi boiler. Staircase to first floor. Doors leading to

## Reception/Bedroom Three
10'10" x 9'1"
uPVC window to front. Laminate effect wood flooring. Radiator.

## Living Room
14'1" x 10'9"
Laminate effect wood flooring. Double radiator. Coving to ceiling. Open to kitchen/diner.

## Kitchen/Diner
16'6" x 10'5"
Range of fitted wall and units with roll top work surfaces. stainless steel single drainer sink unit with mixer taps and tiled splash backs. Space for cooker. Integrated washing machine. Laminate effect wood flooring. uPVC window to rear. uPVC French doors to garden.

## Study/Office
10'10" x 5'5"
Laminate effect wood flooring. Coving to ceiling.

## First Floor Landing
Access to loft. Doors leading to

## Bedroom One
13'11" x 12'11"
uPVC window to front. Radiator. Laminate effect wood flooring. Coving to ceiling. Built in storage.

## Bedroom Two
10'11" x 10'4"
uPVC window to rear. Radiator. Laminate effect wood flooring.

## Bathroom
5'4" x 5'4"
Panel enclosed bath with mixer taps and shower over. Inset wash hand basin with storage under. Low level WC. Tiled walls. Obscure glazed uPVC window to rear.

## Rear Garden
50 x 23
Commencing with decking area leading to lawn. Side pedestrian access. Wooden shed. Outside light and water tap.

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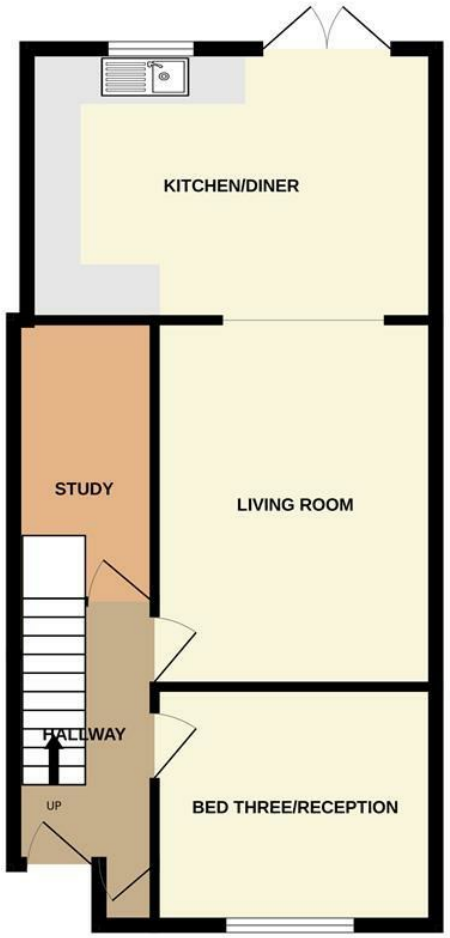
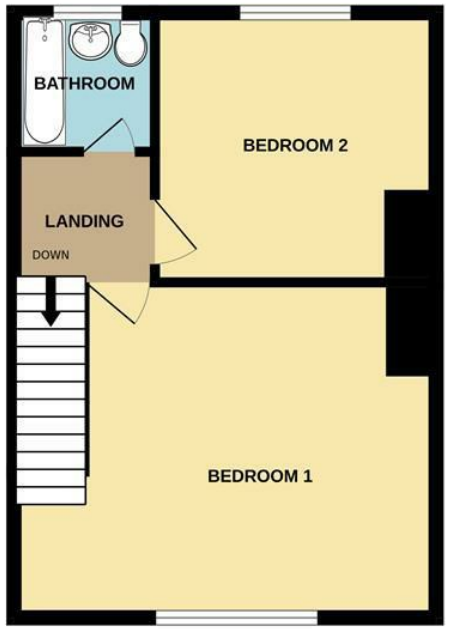
GROUND FLOOR




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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**Call us on**

**020 8593 5933**

**dagenham@steps.me.uk**
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## Council Tax Band

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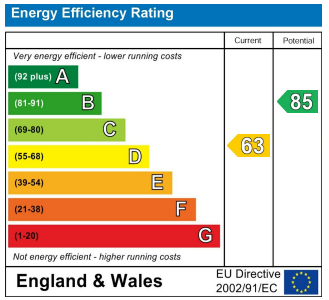


Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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