



FREEHOLD

House - Terraced

# LISTOWEL ROAD, DAGENHAM, RM10 7QP

Guide Price

# £450,000

## FEATURES

- FOUR BEDROOMS (ONE ON GROUND FLOOR) / SECOND RECEPTION
- EXTENDED KITCHEN DINER
- GROUND FLOOR SHOWER ROOM/WC
- LOVELY GARDEN WITH OUTBUILDING
- LOUNGE
- UTILITY ROOM
- UPSTAIRS BATHROOM/WC
- SIDE ACCESS



# 4 Bedroom House - Terraced located in Dagenham

## HALLWAY

With built in sliding under stairs storage.

## BEDROOM FOUR/RECEPTION

14 x 11

Window to front.

## RECEPTION

14 x 10'6

Open to ...

## EXTENDED KITCHEN DINER

17 x 11

With two skylights, range of fitted base wall units, breakfast bar, doors leading to garden.

## UTILITY ROOM

6 x 5

## SHOWER ROOM/WC

Three piece suite, under floor heating.

## LANDING

## BEDROOM ONE

13 x 12

Window to front.

## BEDROOM TWO

12 x 10

Window to rear.

## BEDROOM THREE

9'3 x 7'8

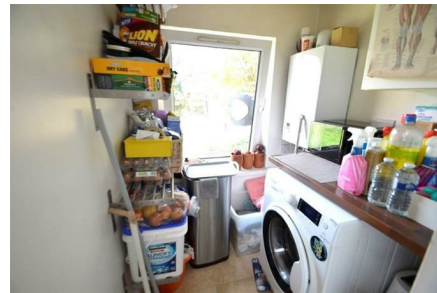
Built in bed with storage under, window to front.

## BATHROOM

Three piece suite.

## EXTERIOR

Front garden with lawn, tunnel side access with gate. Lovely sunny back garden with quality outbuilding with power and light. (11'6 x 10'6)



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Call us on

**020 8593 5933**

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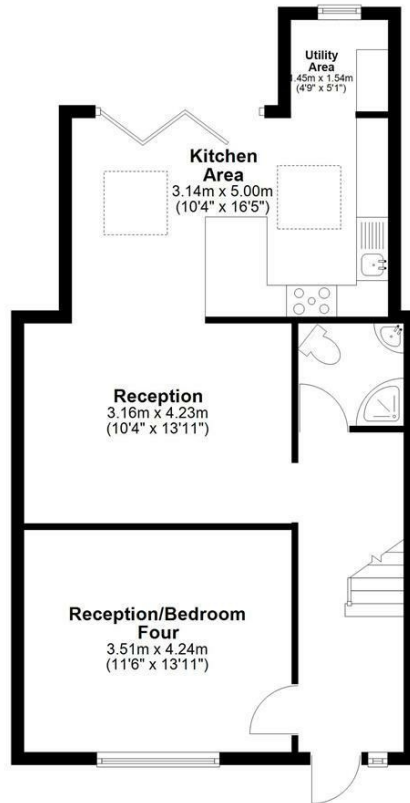
[www.steps.me.uk](http://www.steps.me.uk)

**Council Tax Band**

**C**

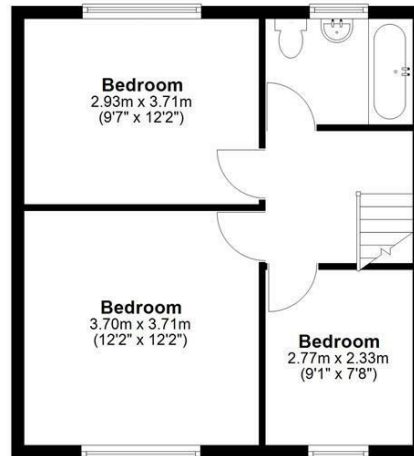
**Ground Floor**

Approx. 59.5 sq. metres (640.5 sq. feet)



**First Floor**

Approx. 40.9 sq. metres (440.5 sq. feet)



Total area: approx. 100.4 sq. metres (1081.0 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>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(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			
		72	81
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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