

FREEHOLD



House - Terraced

# OGLETHORPE ROAD, DAGENHAM, RM10 7SA

Guide Price

# £400,000

## FEATURES

- Three Bedroom Family Home
- Lounge
- Dining Room
- Fitted Kitchen
- Conservatory
- Ground Floor Shower Room
- First Floor Shower Room
- Off Street Parking



# 3 Bedroom House - Terraced located in Dagenham

Guide Price of £425,000 - £450,000.

Steps have great pleasure in offering for sale in our opinion this well presented three bedroom family home, conveniently located for local shopping and transport facilities. To the ground floor the property consists of, a lounge, dining room, fitted kitchen, conservatory and shower room. With the three bedrooms and a further shower room to the first floor. Additional benefits to include, gas fired central heating, double glazing, rear garden with covered patio area and off street parking to the front, all makes this a home not to be missed!!

## Entrance

Via double doors to shared porch with further door to

## Hallway

Built in cupboard. Understairs storage cupboard. Tiled flooring. Staircase to first floor. Doors.

## Lounge

13'1" x 11'8" max

uPVC French doors to conservatory. Laminate effect wood flooring. Two radiators.

## Dining Room

11'8" x 9'5" plus bay

uPVC bay window to front. Laminate effect wood flooring.

## Kitchen

18'4" max x 6'0" max

Range of fitted wall and base units with roll top work surfaces. Stainless steel single drainer sink unit with mixer taps and tiled splash backs. Space for washing machine, fridge and freezer, Built in oven and hob. Tiled flooring. Radiator. uPVC windows to side. uPVC door to covered outside space.

## Conservatory

7'3" x 5'7"

Tiled flooring. uPVC windows. Door to shower room.

## Ground Floor Shower

6'11" x 3'7"

Shower cubical. Wash hand basin. Low level WC. Tiled flooring and walls. Electric fan heater.

## First Floor Landing

Access to loft via pull down ladder. Doors to

## Bedroom One

13'1" x 9'7" plus recess

uPVC window to front. Laminate effect wood flooring. Double radiator. Spot lights.

## Bedroom Two

11'10" x 9'3"

uPVC window to rear. Radiator.

## Bedroom Three

10'2" x 6'8"

uPVC window to front. Double radiator.

## Bathroom

6'2" x 5'9"

Corner shower cubical. Wash hand basin. Low level WC. Tiled flooring and splash backs. Radiator. Cupboard housing boiler. Obscure glazed uPVC window to rear.

## Outside Covered Area

15'5" x 9'3"

Covered patio area leading to rest of garden

## Rear Garden

39'11" x 17'8" approx

Mainly laid to lawn with flower and shrub borders. Hardstanding to rear with shed.

### Front Garden

Providing part driveway and remainder laid to lawn.

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**Council Tax Band**

**C**



Total area: approx. 85.4 sq. metres (919.2 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>82</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>67</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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.

