

FREEHOLD



House - End Terrace (EPC Rating: )

**452 GORESBROOK ROAD, DAGENHAM,  
RM9 4UX**

Offers In The Region Of

**£495,000**

**STEPS**

Estate Agents



# 4 Bedroom House - End Terrace located in Dagenham

FABULOUS FOUR BEDROOM DOUBLE FRONT HOUSE. Spacious rooms with HUGE kitchen diner, large lounge diner, TWO BATHROOMS. Four DOUBLE BEDROOMS, great position overlooking park/playing fields and walkable to Becontree station. Off road parking, sunny back garden and side access.

## Hallway

Understairs cupboards.

## Lounge diner

21 x 13'3

Window to front, door to garden.

## Kitchen diner

20 x 12

Full range of modern base/wall units, window to front, doors to garden.

## Bathroom

Three piece suite, shower over bath, window.

## Landing

Access to loft (one of two).

## Bedroom one

12'2 x 10

Window to front overlooking playing fields, cupboard housing boiler.

## Bedroom two

12'6 x 8'9

Fitted wardrobes, window.

## Bedroom three

10 x 9'3

## Bedroom four

8'5 x 7'8

## Bathroom/shower

A larger than average room with 'roll top' bath and fully separate shower cubicle, two windows.

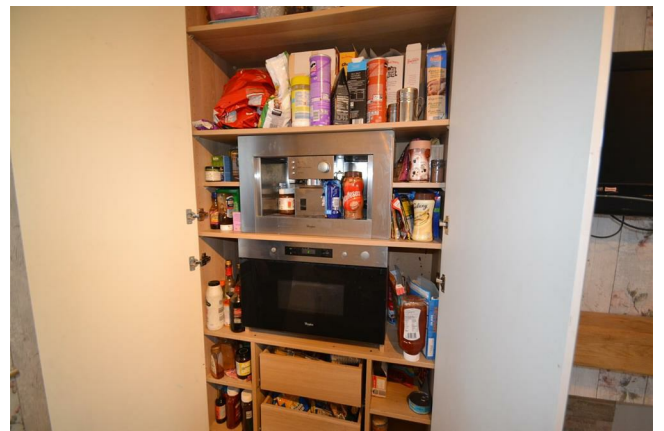
## Exterior

Good size front garden, side plot for parking and side

access, plus additional parking, via wrought iron gates.

Shaped sunny back garden, with paving and decked area, large shed plus side access


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Council Tax Band

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Energy Performance Graph

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Call us on

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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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