

FREEHOLD



House - End Terrace

# BEAM AVENUE, DAGENHAM, RM10 9BP

Guide Price

£375,000

## FEATURES

- \*\*\*CHAIN FREE\*\*\*
- Three Bedrooms
- Lounge/Diner
- Fitted Kitchen
- Ground Floor Bathroom
- Gas Central Heating
- Double Glazing



**STEPS**  
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# 3 Bedroom House - End Terrace located in

## Entrance

Via uPVC door to hallway

## Hallway

Staircase to first floor. Door to

## Lounge/Diner

22'6" x 13'6" max

uPVC window to front and Side. Brick built fire place. Two radiators.

Understairs storage cupboard. Door to lobby. Door to kitchen.

## Kitchen

11'2" x 6'11"

Range of fitted wall and base units with roll top work surfaces. Stainless steel single drainer sink unit with mixer taps. Tiled splash backs. Built in oven and hob with extractor over. Spaces for washing machine and fridge freezer. uPVC windows to side and rear. uPVC door to garden.

## Lobby

Built in cupboard. Door to Bathroom

## Bathroom

7'9" x 5'8"

Panel enclosed bath with mixer taps and shower attachment. Pedestal wash hand basin. Low level WC. Tiled splash backs. Radiator. Built cupboard. Obscure glazed uPVC window to rear.

## Landing

Access to loft. Doors to

## Bedroom One

13'5" x 11'10" max into bay

uPVC windows to front. Radiator. Built in cupboard housing boiler.

## Bedroom Two

8'8" x 6'10" max

uPVC window to rear. Radiator.

## Bedroom Three

7'6" x 6'5"

uPVC window to rear. Radiator.

## Rear Garden

18'7" x 60 approx

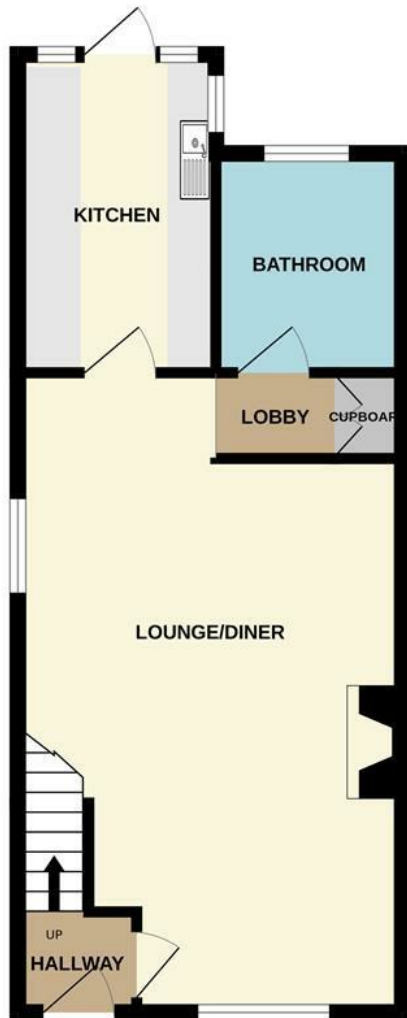
Concrete area leading to lawn. Side access.

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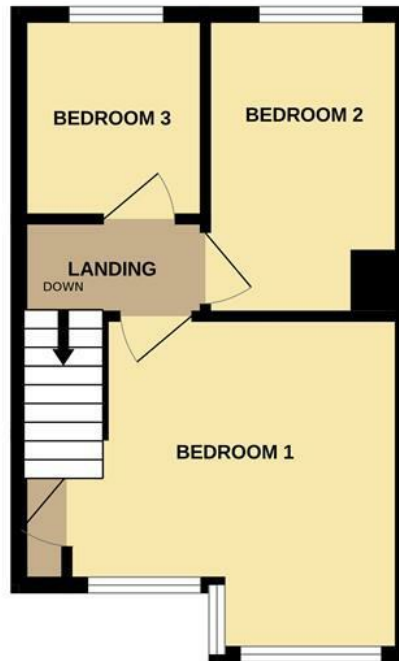


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GROUND FLOOR



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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Council Tax Band

**C**

| Energy Efficiency Rating                    |           |                         |
|---------------------------------------------|-----------|-------------------------|
|                                             | Current   | Potential               |
| Very energy efficient - lower running costs |           |                         |
| (92 plus) <b>A</b>                          |           | <b>87</b>               |
| (81-91) <b>B</b>                            |           |                         |
| (69-80) <b>C</b>                            |           |                         |
| (55-68) <b>D</b>                            | <b>64</b> |                         |
| (39-54) <b>E</b>                            |           |                         |
| (21-38) <b>F</b>                            |           |                         |
| (1-20) <b>G</b>                             |           |                         |
| 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.

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