

FREEHOLD



House - Terraced

BEAM AVENUE, DAGENHAM, RM10 9BP

Guide Price

£300,000

FEATURES

- ***CHAIN FREE***
- Two Double Bedrooms
- Dining Room
- Ground Floor Shower Room
- **GUIDE PRICE £300,000 - £325,000**
- Lounge
- Fitted Kitchen
- Gas Central Heating



STEPS

Estate Agents

2 Bedroom House - Terraced located in Dagenham

Guide Price £300,000-£325,000 Steps are pleased to be able to offer for sale this CHAIN FREE two double bedroom family home located on the 'Rylands Estate'. The property is in need of some modernisation and offers a blank canvass for someone to put their stamp on it. The property has consists of a lounge, dining room, kitchen, and ground floor shower room. With further benefits of gas central heating, part double glazing and off street parking. Call today to book in your viewing appointment!!

Entrance

Via French doors to porch

Porch

6'3" x 1'10"
Door to loung

Lounge

13'4" x 13'2" < 10'2" max
Double glazed window to front. Radiator. Gas Fire. Archway to dining room

Dining Room

13'4" x 9'8"
Radiator. Under stairs storage cupboards. Staircase to first floor. Door to kitchen. Door to shower room

Kitchen

8'9" x 6'1"
Range of fitted wall and base units with roll top work surfaces. One and a half bowl single drainer sink unit with mixer taps and tiled splash backs. Built in oven and hob. Spaces for washing machine and fridge freezer. Laminate effect wood flooring. Double glazed patio door to garden.

Shower Room

6'7" x 5'10"
Walk in shower cubical. Pedestal wash hand basin. Low level WC. Radiator. Obscure glazed window to rear.

Landing

Access to mostly boarded loft. Doors to

Bedroom One

13'3" x 10'5" < 8'1" to wardrobes
Double glazed windows to front. Radiator. Built in wardrobe.

Bedroom Two

10'7" x 8'4" to wardrobes
Double glazed window to rear. Laminate effect wood flooring. Radiator. Fitted wardrobes. Built in cupboard housing boiler.

Rear Garden

Mainly laid to lawn. Shed to rear

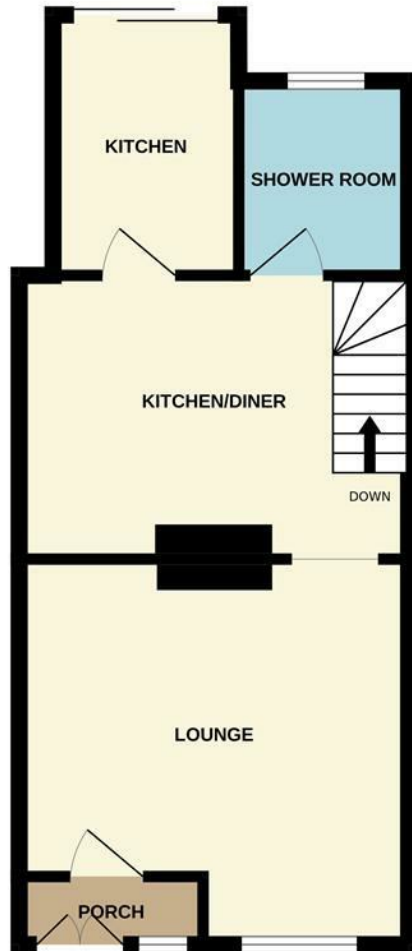
Front Garden

Providing off street parking.

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GROUND FLOOR



1ST FLOOR



Call us on

020 8593 5933

dagenham@steps.me.uk

www.steps.me.uk

Council Tax Band

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
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.

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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