

FREEHOLD



House - Terraced

BECONTREE AVENUE, DAGENHAM, RM8 2UJ

Guide Price
£425,000

FEATURES

- Guide Price £425,000 - £450,000
- Extended Family Home
- Extended Kitchen/Diner
- Office/Study
- ***CHAIN FREE***
- Three Bedrooms
- Utility Area
- First Floor Bathroom



STEPS

Estate Agents

3 Bedroom House - Terraced located in Dagenham

At a Guide Price of £425,000 - £450,000, Steps are delighted to have the opportunity to offer for sale this CHAIN FREE extended family home. Boasting a lounge, kitchen/diner, utility room and office/study to the ground floor and the three bedrooms and bathroom to the first floor. With further benefits to include gas central heating, double glazing, an easy to maintain garden with storage shed and off street parking for two cars. The property is conveniently located with bus routes into Barking, Romford and Chadwell Heath with its Elizabeth Line train station. This truly is a family home not to miss!!

Entrance

Via uPVC door to hallway

Hallway

Radiator. Staircase to first floor. Door to lounge. Opening to utility area.

Lounge

15'11" x 11'10"

uPVC bay window to front. Double radiator.

Utility Area

7'11" x 6'11"

Space for washing machine. Under stairs storage cupboard. Opening to kitchen/diner.

Kitchen/Diner

17'4" x 10'0"

Range of fitted wall and base units with work tops. One and a half bowl single drainer sink unit with mixer taps. Tiled splash backs. Built in oven and hob with extractor over. Integrated dishwasher. Radiator. Tiled flooring. Cupboard housing boiler. Two sky lights. uPVC door to garden. Opening to office/study.

Office/Study

10'9" x 6'6"

Laminate effect wood flooring. Radiator.

Landing

Access to loft. Doors to

Bedroom One

13'5" x 11'4"

uPVC bay window to front. Laminate effect wood flooring. Radiator.

Bedroom Two

10'7" x 9'3"

uPVC window to rear. Laminate effect wood flooring. Radiator.

Bedroom Three

10'5" x 6'9"

uPVC window to front. Laminate effect wood flooring. Radiator.

Bathroom

6'10" x 5'5"

Panel enclosed bath with mixer taps and shower attachment. Inset wash hand basin with mixer taps and cupboards under. Two wall units. Tiled splashbacks and flooring. Obscure glazed uPVC window to rear.

Rear Garden

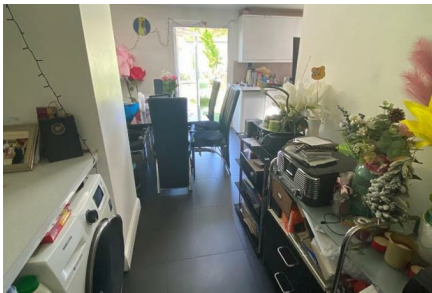
47'5" x 18'8" approx

Easy to maintain with shed to rear with power and light.

Front Garden

Providing off street parking for 2 cars.

We routinely refer potential purchasers to Move with Us Ltd. It is your decision whether you choose to deal with Move with Us Ltd. In making that decision, you should know that we receive an annual payment benefits from Move with Us Ltd, equating to approximately £314.48 per referral.



DAGENHAM SALES | STEPS ESTATE AGENTS, 298 HEATHWAY, DAGENHAM, ESSEX, RM10 8LU

Call us on

020 8593 5933

dagenham@steps.me.uk

www.steps.me.uk

Council Tax Band

C



Total area: approx. 94.7 sq. metres (1019.2 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 PlanIt.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C		69	
(55-68) D			
(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.

