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36 Listowel Road, Dagenham, RM10 7QP

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£420,000

Hunters Hornchurch are delighted to offer for sale this semi detached family home situated in Dagenham.

The property comprises of: porch, entrance hallway, lounge / dining room, fitted kitchen, store / utility area and cloakroom.

To the first floor are three bedrooms and family bathroom.

Externally to the front is a lawn, to the rear the property has a patio area leading from the dining area and lawn with a mix of trees and shrubs bordered by wood panelled fencing.

The property is situated close to local shops and amenities.

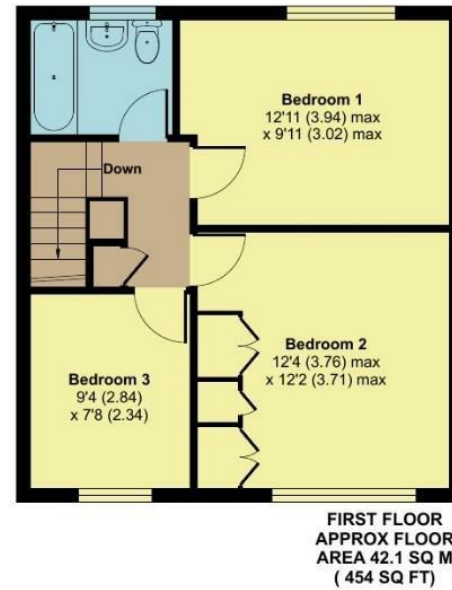
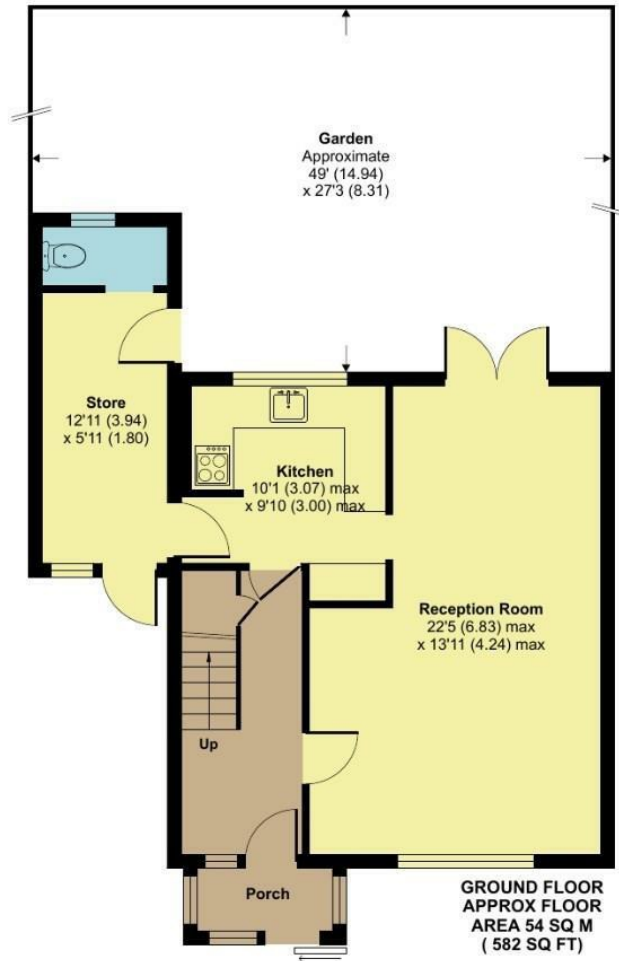
William Bellamy Primary School (Ofsted: Good), Robert Clack School, (Ofsted: Good), All Saints Catholic School and Technology College (Ofsted: Good) and Trinity School (Ofsted: Outstanding) are all within 0.4 miles

Hunters Hornchurch 39 Station Lane , Hornchurch, RM12 6JL | 01708 676 120
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Listowel Road, Dagenham, RM10

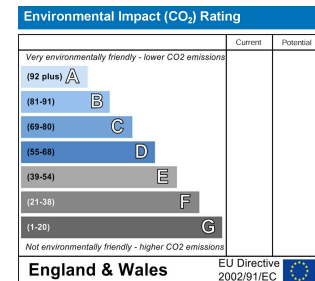
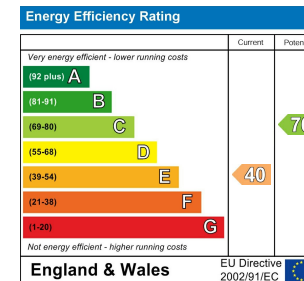
Approximate Area = 1036 sq ft / 96.2 sq m

For identification only - Not to scale



**Certified
Property
Measurer**

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Hunters Property Group. REF: 1135114



Frontage

Lawn with a mix of trees and shrubs, pathway leading to front porch

Porch

Aluminium framed double glazed sliding door to front, Aluminium framed double glazed windows to side

Entrance Hallway

Wooden door to front, plastered painted walls, fitted carpet, under stairs cupboard, radiator

Reception Room

22'5" max x 13'11" max
Aluminium framed double glazed window to front, UPVC double glazed patio door to rear, plastered papered walls, fitted carpet, fireplace with fire surround and hearth, 2 x electric storage heaters

Kitchen

10'1" max x 9'10" max
Aluminium framed double glazed door to side, Aluminium framed double glazed window to rear, fitted kitchen with a mix of eye level and base units, roll worktops, stainless steel sink and drainer, integrated oven and hob, space and plumbing for dishwasher, tiled walls, tiled flooring

Store

12'11" x 5'11"
Aluminium framed double glazed window to front wooden door to rear, painted walls

Cloakroom

Single glazed window to rear, painted walls, low level w/c

Stairs and Landing

Aluminium framed double glazed window to side, plastered papered walls, fitted carpet

Bedroom One

12'11" max x 9'11" max
Aluminium framed double glazed window to rear, plastered papered walls, fitted carpet, electric storage heaters

Bedroom Two

12'4" max x 12'2" max
Aluminium framed double glazed window to front, plastered papered walls, fitted wardrobes, fitted carpet, electric storage heaters

Bedroom Three

9'4" x 7'8"
Aluminium framed glazed window to front, plastered papered walls, fitted carpet, electric storage heaters


Bathroom

Aluminium framed double glazed window to rear, low level w/c, pedestal hand wash basin, bath with shower screen, wall mounted shower, tiled walls, tiled flooring

Garden

49'0" x 27'3"
Patio area, lawn and a mix of plants and shrubs bordered by wood panelled fencing

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		70
(55-68) D		
(39-54) E	40	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.





