



**Keith
Ashton**

Halbutt Gardens,
Dagenham

GROUND FLOOR
215 sq.ft. (20.0 sq.m.) approx.

FIRST FLOOR
375 sq.ft. (34.8 sq.m.) approx.



TOTAL FLOOR AREA : 590 sq.ft. (54.8 sq.m.) approx.
Measurements are approximate. Not to scale. Intentional purposes only.
Made with MetreXp 12024



9a Halburt Gardens, Dagenham, RM9 5AB

Within walking distance of 'Valance Park' and just a short drive of around a mile to Dagenham Heathway where you will find Heathway Shopping Centre and Underground train station serving the District Line, this well-presented, first floor maisonette makes an ideal purchase for a first-time buyer, investor or commuter. Viewers interested in access to the Elizabeth Line, with fast trains into London Liverpool Street, will note that Goodmayes train station is just over 2 miles away.

The property has been well-maintained throughout, and includes a spacious, double bedroom, bright living room with modern media wall, well-fitted kitchen and a part-tiled bathroom with white suite. Being on the first floor you have additional storage in the loft space. Externally, you have access into your own good-sized garden where there is also a large workshop with power and lighting and two further storage sheds.

Guide Price £225,000

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(81-91) A		(81-91) A	
(61-80) B		(61-80) B	
(41-60) C		(41-60) C	
(21-40) D		(21-40) D	
(9-20) E		(9-20) E	
(1-8) F		(1-8) F	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
(1-20) G		(1-20) G	
EU Directive 2002/91/EC	EU Directive 2002/91/EC	EU Directive 2002/91/EC	EU Directive 2002/91/EC
England & Wales	England & Wales	England & Wales	England & Wales

SERVICES:

Local Authority: Dagenham
Council tax band: A
Post code: RM9 5AB

VIEWING:

Strictly by prior arrangement with Keith Ashton Estate Agents

OPENING HOURS:

Monday to Friday: 8.45AM - 6.30PM | Saturdays: 9AM - 5.30PM | Sundays: 10AM - 2PM

MORTGAGE INFORMATION: We offer the additional facility of an in-house Independent Financial Adviser who will access all mortgage lenders with the purpose of providing you with the benefit of choice. For quotations or comparables please call 01277 375757 or visit our interactive website at www.mortgagebusiness.net



We the Agent have not tested any apparatus, fittings or services for this property. The plot size is intended merely as a guide and has not been officially measured or verified by the Agent. Photographs are for illustration only and may depict items which are not for sale or included in the sale of the property. As part of the service we offer we may recommend ancillary services to you which we believe may help you with your property transaction. We wish to make you aware, that should you decide to use these services we will receive a referral fee. For full and detailed information please visit 'terms and conditions' on our website www.keithashton.co.uk

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