

***To arrange a viewing contact us  
today on 01268 777400***



## **Agnes Gardens, Dagenham Guide price £400,000**

Aspire Estate Agents are delighted to introduce this beautifully presented two-bedroom end-of-terrace home, tucked away in a quiet cul-de-sac on a fantastic corner plot in Dagenham.

Lovingly maintained by the current owners for over 20 years, this property offers genuine warmth, charm, and a sense of home from the moment you step inside. Set on a rarely available 70ft wrap-around garden, this unique plot provides both privacy and plenty of outdoor space — a real rarity in the area.

Inside, you'll find a spacious lounge, a well-kept kitchen, and bathroom on the ground floor, with two generously sized bedrooms and an additional WC upstairs. The layout is practical and well-proportioned, ideal for first-time buyers, downsizers, or investors.

Externally, the property benefits from a driveway for one car, and from 27th May, a permit parking system will be introduced to the street — helping to ensure space is managed for residents.

The location is equally impressive — with excellent transport links to Central London, as well as easy access to the A127 and A13. You're also within close reach of local pubs, bars, restaurants, and green open spaces, offering a brilliant blend of connectivity and lifestyle.

This home represents fantastic value for money and a wonderful opportunity to secure a rare plot in a sought-after spot.

Don't miss out — early viewing is highly recommended.

[www.aspireestateagents.co.uk](http://www.aspireestateagents.co.uk)

## Ground Floor

Lounge: 12'00" x 12'09" (3.65m x 3.68m)

Kitchen: 10'00" x 8'08" (3.04m x 2.46m)

Bathroom

Entrance Hall

## First Floor

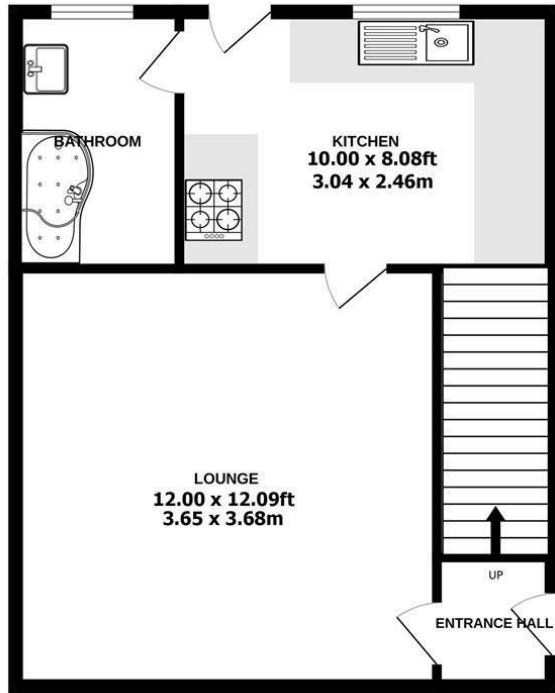
Bedroom 1: 11'02" x 9'02" (3.35m x 2.74m)

Bedroom 2: 10'01" x 11'09" (3.04m x 3.38m)

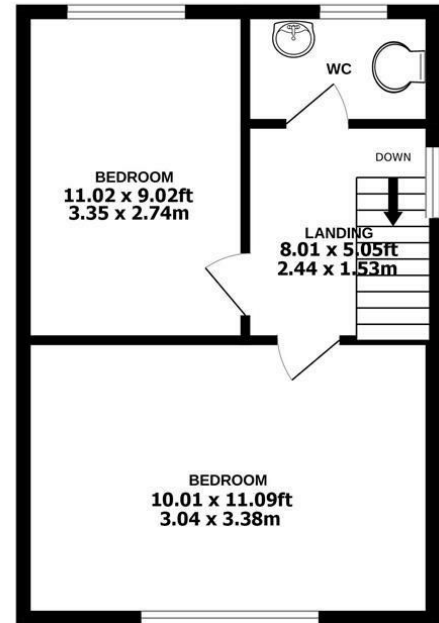
Landing: 8'01" x 5'05" (2.44m x 1.53m)

WC

GROUND FLOOR



1ST FLOOR



# ASPIRE

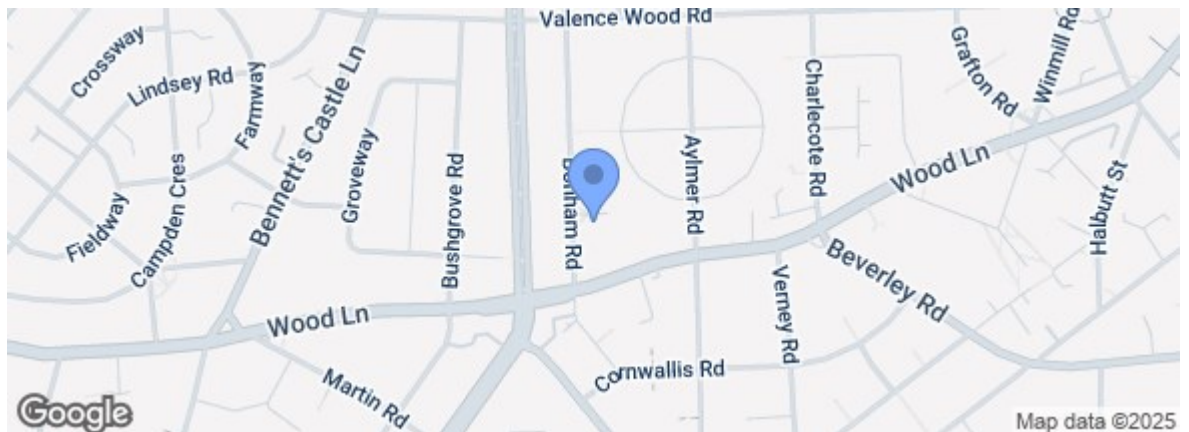
ESTATE AGENTS

AGNES GARDENS

DAGENHAM

x2 x1

| Energy Efficiency Rating  |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs                     |   |                         |           |
| (92 plus)   | A |                         |           |
| (81-91)   | B |                         |           |
| (69-80)   | C |                         |           |
| (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 |           |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |   | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |   |                         |           |
| (92 plus)   | A |                         |           |
| (81-91)   | B |                         |           |
| (69-80)   | C |                         |           |
| (55-68)   | D |                         |           |
| (39-54)   | E |                         |           |
| (21-38)   | F |                         |           |
| (1-20)  | G |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |   |                         |           |
| England & Wales   |   | EU Directive 2002/91/EC |           |



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