

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



## **Hardie Road, Dagenham Guide price £350,000**

Aspire are pleased to present this two double bedroom terraced home, offering fantastic potential and situated just a short walk from Dagenham East Station.

This property features a spacious lounge, first-floor bathroom, and gas central heating. Externally, it benefits from off-street parking via a private driveway and a generously sized private rear garden of approximately 90ft – ideal for those looking to create a personalised outdoor space.

While the home would benefit from modernisation throughout, it offers a great opportunity for buyers looking to put their own stamp on a property in a well-connected location. Positioned close to Eastbrook School, local shops, and excellent transport links, this is a solid option for first-time buyers, investors, or anyone seeking a project in a popular residential area.

Guide Price- £350,000-£375,000

## Ground Floor

### Entrance Hall

Lounge: 3.84m x 3.63m (12'07" x 11'11")

Kitchen: 4.85m x 2.06m (15'11" x 6'09")

## First Floor

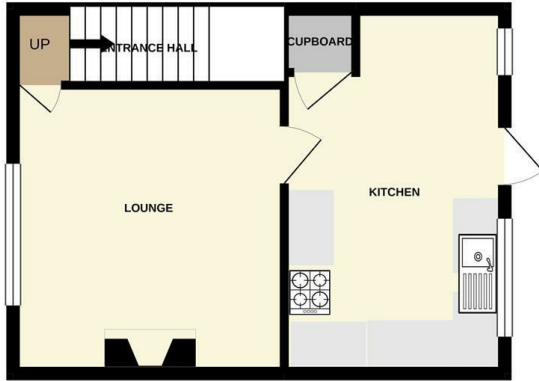
Bedroom 1: 3.89m x 3.07m (12'09" x 10'01")

Bedroom 2: 2.95m x 2.69m (9'08" x 8'10")

### Bathroom

Rear Garden: Approx. 90ft

GROUND FLOOR

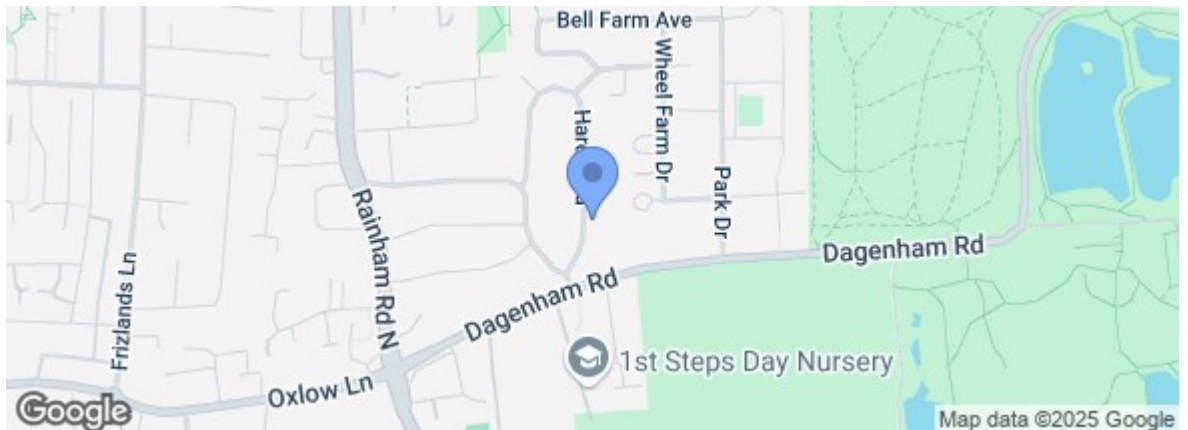


1ST FLOOR



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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Energy Efficiency Rating	
	Current Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>90</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-10) <b>G</b>	
Not energy efficient - higher running costs	
<b>England &amp; Wales</b> 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) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-10) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b> EU Directive 2002/91/EC	



Under the Property Misdescriptions Act 1991 we make every effort to ensure our sales details are accurate but they are a general outline and do not constitute any part of an offer or contract. Any services, equipment and fittings have not been tested and no warranty can be given as to their condition. We strongly recommend that all the information provided be verified by your advisors and in particular, measurements required for a specific purpose such as fitted furniture or carpets. Please tell us if you have any problems and members of our branches will help either over the phone or in person. A copy of our complaints procedure is available on request. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Aspire Estate Agents.