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138 Valence Avenue
Dagenham, Essex RM8 1TL
Price £375,000

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CHAIN FREE A bright and welcoming two-bedroom home situated in a popular residential location, offered to the market with vacant possession — ready for immediate move-in or investment. This well-presented property features a spacious lounge, modern fitted kitchen, two generous bedrooms, and a private rear garden — perfect for relaxing or entertaining. With scope to add your own style or extend (subject to planning), it offers excellent potential for homeowners and investors alike. Ideally located close to Valence Park, local shops, schools, and bus routes, with easy access to Chadwell Heath and Becontree Stations, this home combines convenience with everyday comfort. A fantastic opportunity — early viewing highly recommended.

ENTRANCE HALL

Wooden entrance door with glazed inserts, wood strip flooring, understairs storage cupboard, dado rail, multi glazed door to through lounge, door to:

CLOAKROOM

Low level wc.

THROUGH LOUNGE 24'8 x 10'8 (7.52m x 3.25m)

Four light leaded light style double glazed window with fanlights over, feature fireplace with marble insert and raised hearth, further open fireplace, wood strip flooring, two wall light points, coved cornice, dado rail, double glazed double doors leading to rear garden with fixed fanlights over, multi paned door to:

KITCHEN 11'6 x 6'1 (3.51m x 1.85m)

Range of wall and base units, tiled working surfaces, cupboards and drawers, one and half bowl sink top unit with mixer tap, recess for fridge/freezer, plumbing for washing machine, recess for oven with extractor fan over, two light double glazed window, tiled floor.

FIRST FLOOR LANDING

BEDROOM ONE 14'10 x 12'7 (4.52m x 3.84m)

Three light leaded light style double glazed window, fitted wardrobes to one wall, picture rail, double radiator, storage cupboard.

BEDROOM TWO 11'4 x 9'2 (3.45m x 2.79m)

Two light double glazed window, picture rail, double radiator, laminated wood strip flooring.

SHOWER ROOM

Corner shower cubicle with mixer tap and shower attachment, glazed shower doors, vanity unit with wash hand basin and mixer tap, low level wc, tiled walls, tiled floor, heated towel rail, obscure double glazed window, spotlights to ceiling, extractor fan.

REAR GARDEN

Decking area, remainder laid to lawn, mature tree and shrub borders, timber sheds at rear, outside light, outside tap.

FRONT GARDEN

Gated access to paved front garden. Mature Shrub.

COUNCIL TAX

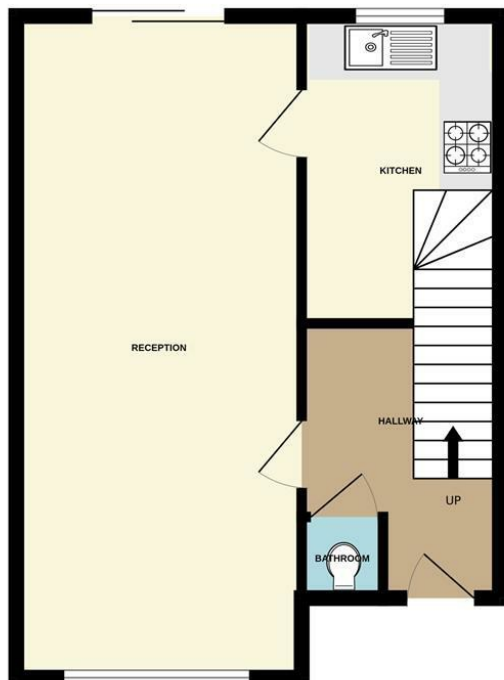
London Borough of Barking & Dagenham - Band C

AGENTS NOTE

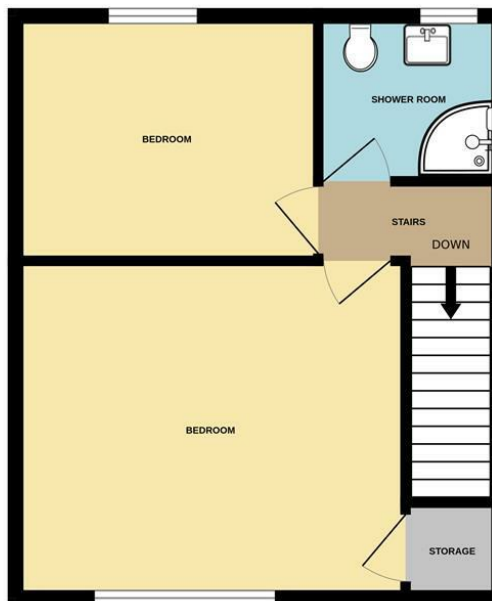
Arbon & Miller inspected this property and will be only too pleased to provide any additional information as may be required. The information contained within these particulars should not be relied upon as statements or a representation of fact and photographs are for guidance purposes only. Services and appliances have not been tested and their condition will need to be verified. All guarantees need to be verified by the respective solicitors.



GROUND FLOOR
423 sq.ft. (39.3 sq.m.) approx.

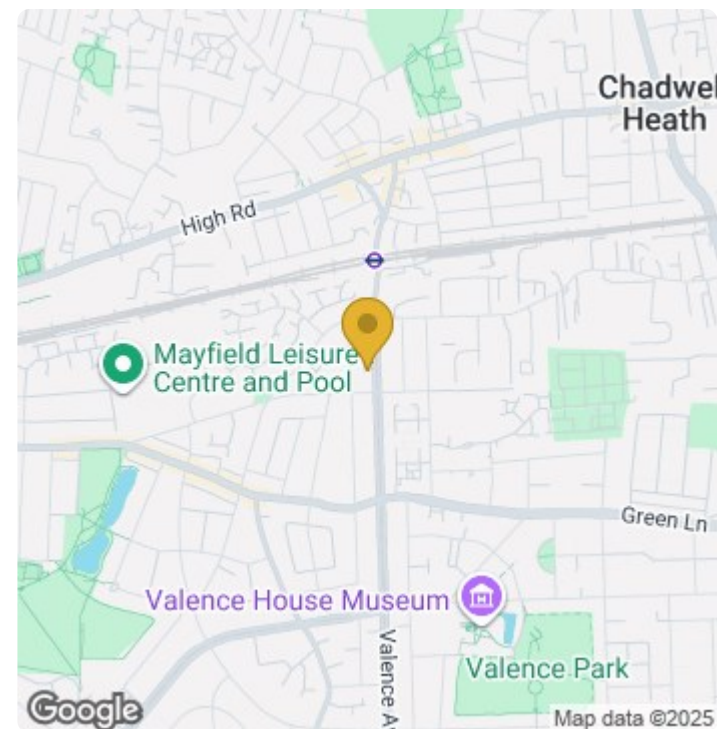


FIRST FLOOR
392 sq.ft. (36.4 sq.m.) approx.



TOTAL FLOOR AREA : 815 sq.ft. (75.7 sq.m.) approx.

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) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

