



Lichfield Road, Dagenham, RM8 2AU

Offers In Excess Of £325,000







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# Lichfield Road

Dagenham, RM8 2AU

- EPC RATING C
- First floor
- Off street parking
- Share of freehold
- Spacious property
- Three bedrooms
- Garden

## SHARE OF FREEHOLD - PARKING

Sandra Davidson Estate Agents are pleased to present this spacious first floor property. The property is located in a popular residential location within close distance of local bus routes and shopping facilities can be found nearby. The accommodation comprises: one reception room, kitchen, three bedrooms and family bathroom. Other features include gas central heating, double glazed windows, side access and a spacious rear garden. Viewings are highly recommended.



### ENTRANCE

LOUNGE 12'11" x 11'4" (3.95m x 3.46m)

KITCHEN 11'4" x 8'11" (3.46m x 2.72m)

BEDROOM ONE  
19'2" max x 11'5" max (5.85m max x 3.49m max)

BEDROOM TWO 12'6" x 7'10" (3.82m x 2.41m)

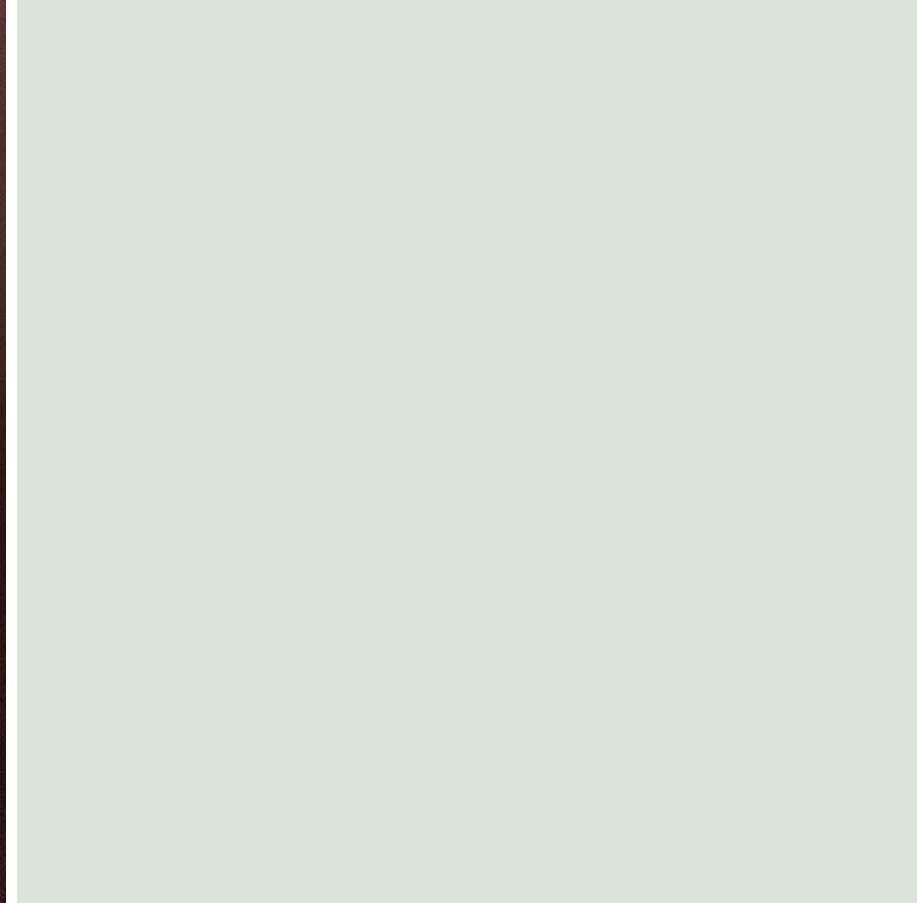
BEDROOM THREE 9'0" x 7'4" (2.75m x 2.26m)

BATHROOM 7'7" x 6'0" (2.33m x 1.85m)

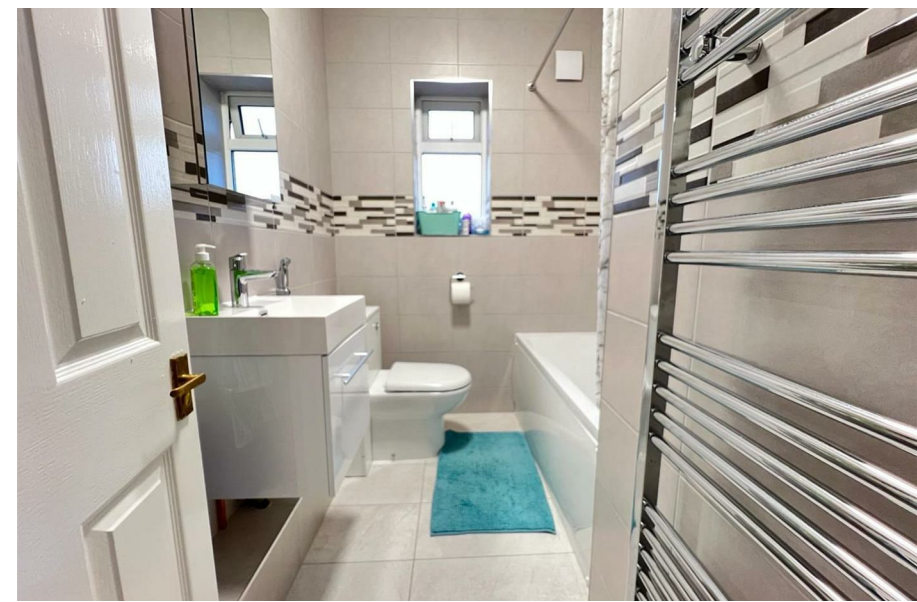
EXTERIOR

AGENTS NOTE





Directions

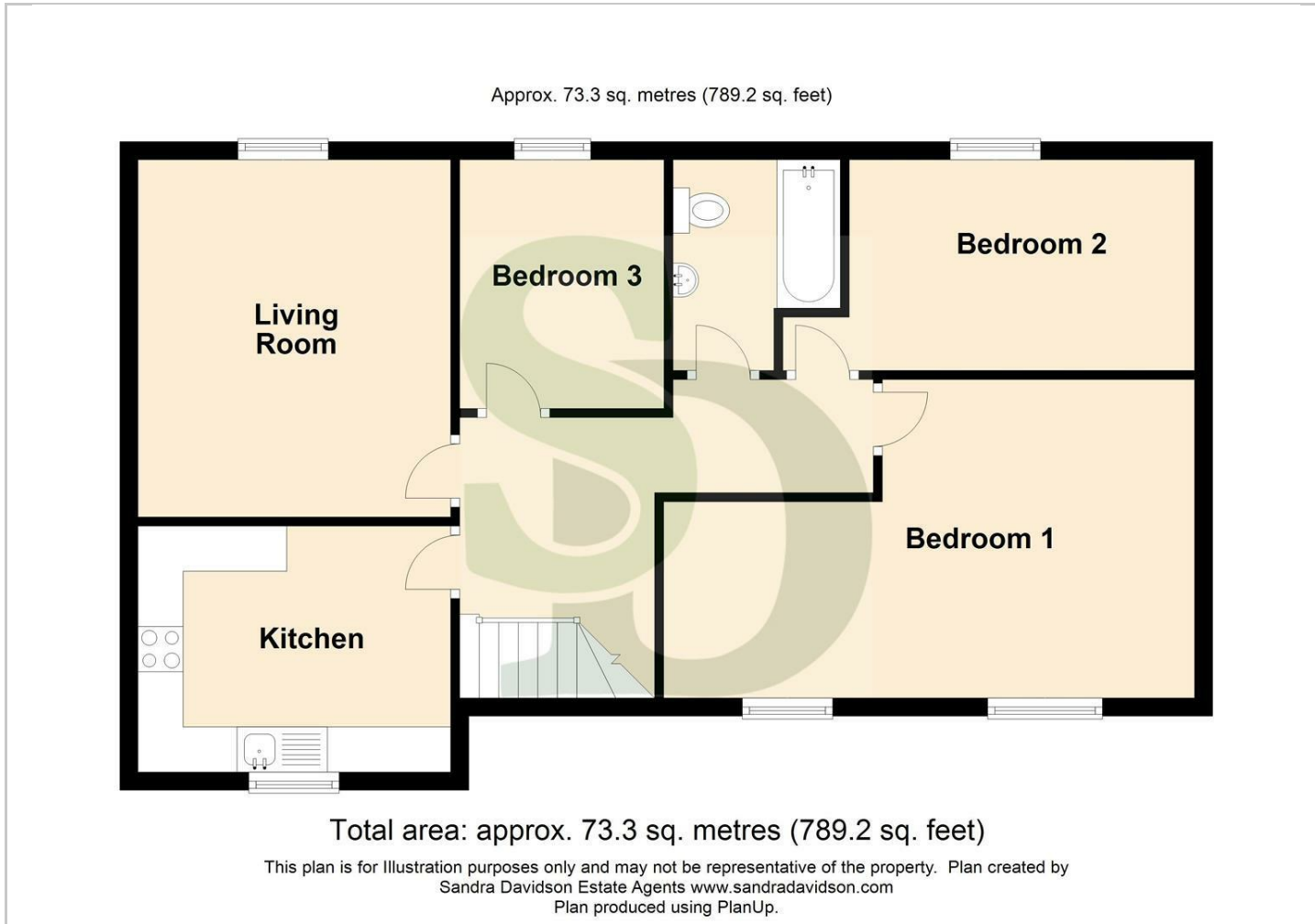








## Floor Plans



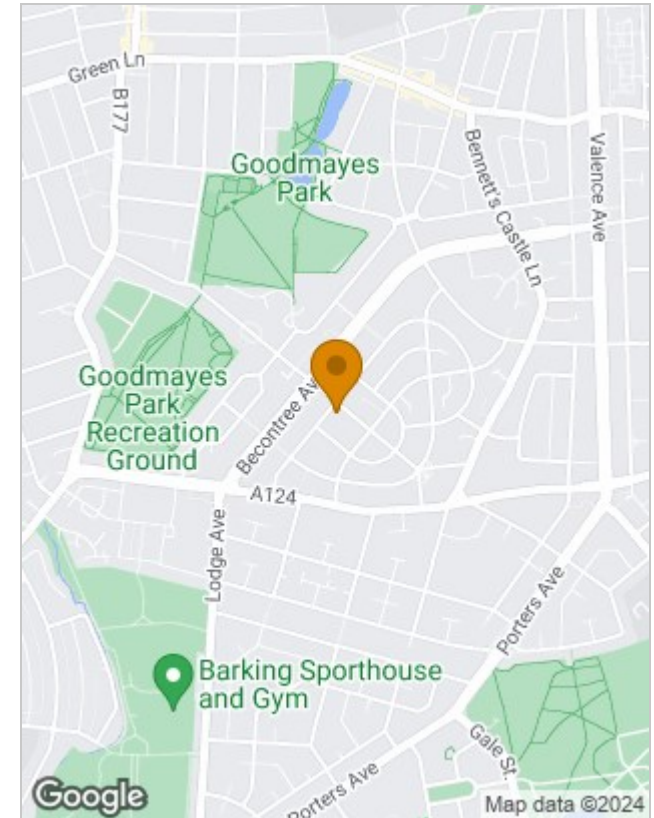
## Viewing

Please contact our Seven Kings Sales Office on 020 8597 7372 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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## Location Map



## Energy Performance Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		77	77
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	