



**Valence Wood Road**

, Dagenham, RM8 3AP

**Price Guide £430,000**

**Barking & Dagenham**



GUILD PRICE - £430,000 - £450,000

Sandra Davidson are pleased to present this charming end-of-terrace house presents an excellent opportunity for families and first-time buyers alike. With three bedrooms, this property offers ample space for comfortable living. The two inviting reception rooms provide versatile areas that can be tailored to your needs, whether for entertaining guests or enjoying quiet family time.

The layout of the house is both practical and welcoming, making it an ideal setting for cosy living. The bathroom is conveniently located, ensuring ease of access for all residents. The property benefits from a pleasant outdoor space, perfect for enjoying the fresh air or hosting summer gatherings.

Situated in a friendly neighbourhood, this home is close to local amenities, schools, and parks, making it a great choice for families. The area is well-connected, providing easy access to public transport links, which can take you to the heart of London and beyond.

This property is a wonderful blend of comfort and convenience, offering a fantastic opportunity to create lasting memories in a lovely home. Don't miss the chance to make this delightful house your own.





ENTRANCE

RECEPTION ONE 10'9" x 9'5" (3.30m x 2.89m)  
Double glazed window to front. Wood style laminated flooring.  
Radiator.

RECEPTION TWO 14'11" x 10'9" (4.55m x 3.30m)  
Double glazed window to rear. Wood style laminated flooring.  
Radiator.

KITCHEN 10'11" x 5'8" (3.34m x 1.75m)  
Range of wall and base units. Gas cooker point. Single bowl  
drainer sink unit.

STAIRS TO IFRST FLOOR

BEDROOM ONE 15'1" x 11'0" (4.61m x 3.37m)  
Double glazed window to front. Wood style laminated flooring.  
Radiator.

BEDROOM TWO 11'0" x 9'5" (3.37m x 2.88m)  
Double glazed window to rear. Wood style laminated flooring.  
Radiator.

BEDROOM THREE 10'7" x 7'1" (3.25m x 2.16m)  
Double glazed window to front. Wood style laminated flooring.  
Radiator.

BATHROOM 5'11" x 5'10" (1.81m x 1.78m)  
Panlled bath, wash hand bain and low flush w.c.

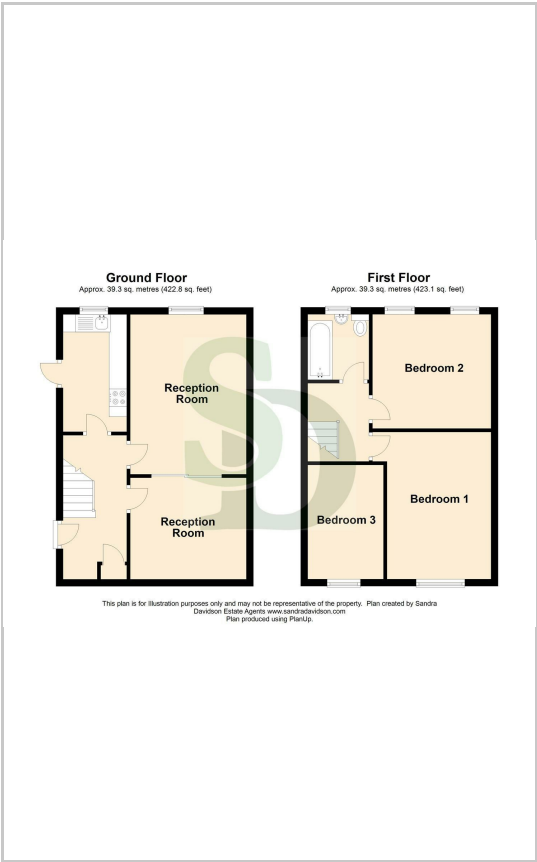
EXTERIOR 60' (18.29m)  
The rear garden is circa 60' in depth.

AGENTS NOTE  
No services or appliances have been tested by Sandra  
Davidson Estate Agents.

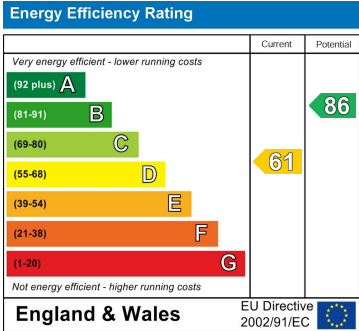
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.