



## Valence Avenue, , Dagenham, RM8 3QX

- THREE BEDROOM
- OFF STREET PARKING
- EXTENDED KITCHEN/DINER
- OUTBUILDING
- IDEAL FAMILY HOME
- MID TERRACE HOUSE
- WELL PRESENTED THROUGHOUT
- GROUND FLOOR BATHROOM
- POPULAR LOCATION
- EASY ACCESS TO CHADWELL HEATH STATION

**Offers In Excess Of £450,000**



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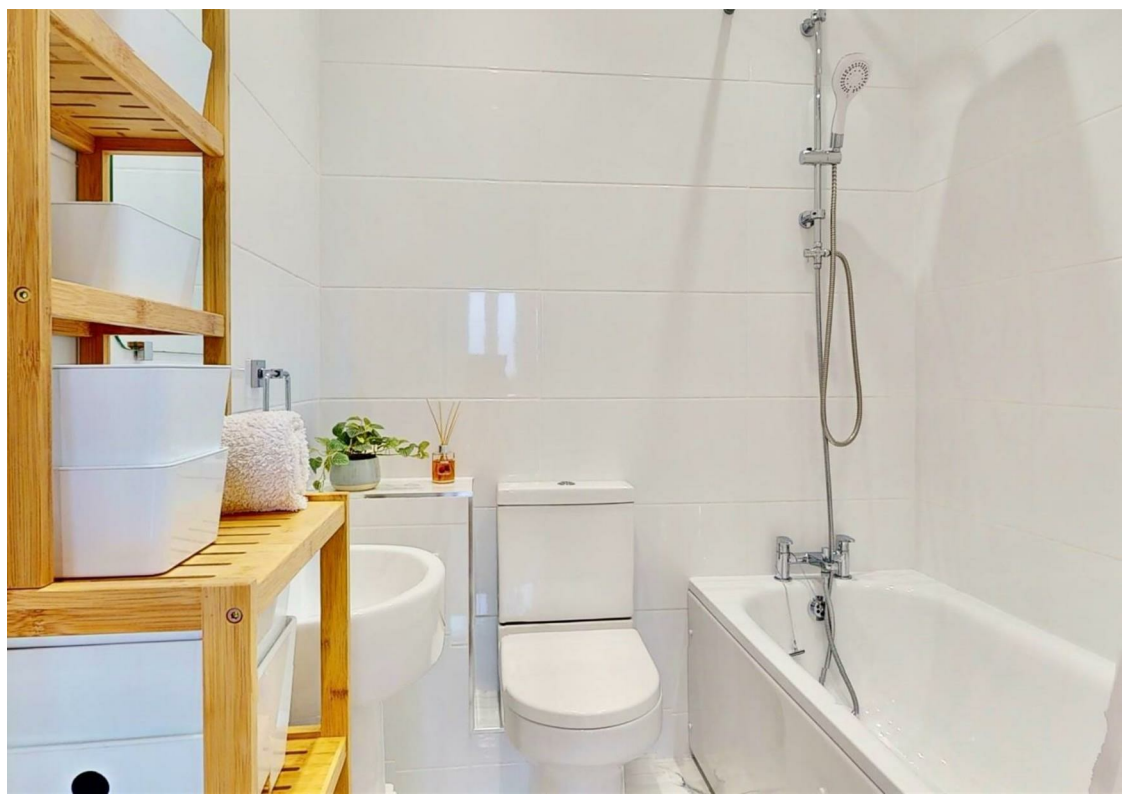
## DESCRIPTION

Discover the epitome of modern living in this exquisitely extended three bedroom terrace house, perfectly situated in a highly desirable neighborhood. Just moments from Chadwell Heath Station, lush local parks, and an array of amenities, this home offers unmatched convenience and charm.

Step inside to find an impeccably renovated interior, meticulously transformed in 2017/18 with a back-to-brick refurbishment. The thoughtful redesign includes a reimagined layout, complete insulation, and the removal of the chimney breast. Every detail has been attended to, with fresh plastering throughout, a comprehensive electrical rewire, and an entirely new plumbing system featuring updated pipework, a state-of-the-art boiler, and a water cylinder—serviced annually for your peace of mind. Enjoy the luxury of new windows and doors, secured under an Anglian guarantee, and a fully insulated cavity wall in the outbuilding completed in 2021. The newly renovated bathroom adds a touch of modern elegance to this splendid home.

Outside, you'll find a beautifully landscaped, low-maintenance garden, perfect for relaxation and entertainment. With off-street parking for two cars, this property is an ideal family haven or a stunning first-time purchase. Indulge in the ultimate blend of style, comfort, and convenience in your new dream home.







GROSS INTERNAL AREA  
TOTAL: 89 m<sup>2</sup>/963 sq ft  
GROUND FLOOR: 55 m<sup>2</sup>/597 sq ft, FIRST FLOOR: 34 m<sup>2</sup>/366 sq ft  
EXCLUDED AREAS: CABIN: 17 m<sup>2</sup>/181 sq ft, STORAGE: 5 m<sup>2</sup>/49 sq ft,  
CARPORT: 34 m<sup>2</sup>/371 sq ft, REAR GARDEN: 27 m<sup>2</sup>/295 sq ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



**Viewings**

Please contact [chadwell.heath@hunters.com](mailto:chadwell.heath@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

**Valuations**

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

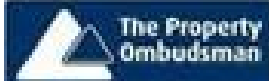
**ENERGY PERFORMANCE CERTIFICATE**

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		73	85
(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	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



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