

## Warley Avenue, , Dagenham, RM8 1JS

- THREE BEDROOM
- EXTENDED KITCHEN
- FIRST FLOOR BATHROOM
- OFF STREET PARKING
- IDEAL FAMILY HOME

- MID TERRACE HOUSE
- THROUGH LOUNGE
- CHAIN FREE
- EASY ACCESS TO CHADWELL HEATH STATION

**Offers In Excess Of £425,000**

**HUNTERS®**  
HERE TO GET *you* THERE

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Nestled on Warley Avenue in Dagenham, this charming three-bedroom mid-terrace house offers a delightful blend of comfort and convenience. Spanning an impressive 940 square feet, the property is well-presented and ready for you to move in without delay, as it is chain-free.

Upon entering, you are welcomed by a spacious through lounge that provides an inviting space for both relaxation and entertaining. The extended kitchen is a notable feature, offering ample room for culinary pursuits and family gatherings. The first-floor bathroom is conveniently located, serving the three well-proportioned bedrooms, which are perfect for a growing family or as guest rooms.

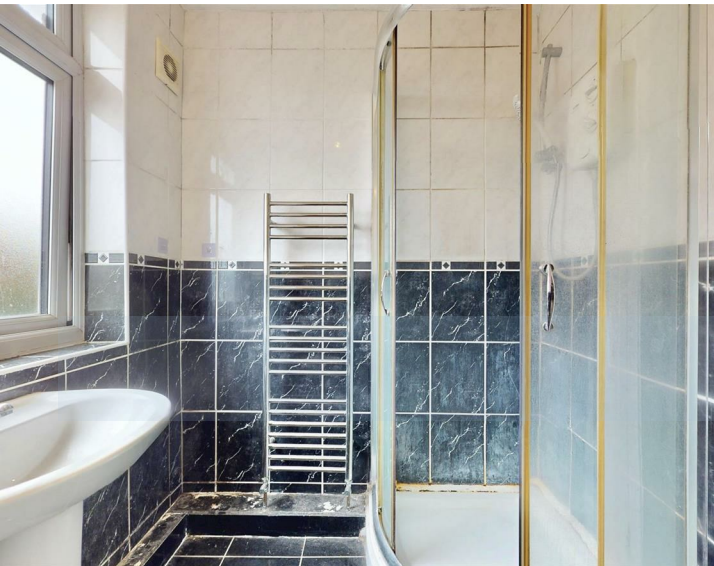


The property also boasts off-street parking, a valuable asset in this bustling area. Its location provides easy access to Chadwell Heath station, making commuting to London and beyond a breeze. This home is not only ideal for families seeking a comfortable living space but also presents an excellent opportunity for buy-to-let investors looking to capitalise on the area's rental demand.

In summary, this terraced house on Warley Avenue is a fantastic opportunity for those seeking a well-located, spacious family home or a promising investment. With its appealing features and proximity to transport links, it is sure to attract interest from a variety of buyers. Don't miss the chance to make this lovely property your own.



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PORCH

LIVING ROOM  
12'8 x 11'1

DINING ROOM  
16'11 x 11'2

KITCHEN  
13'9 x 9'0

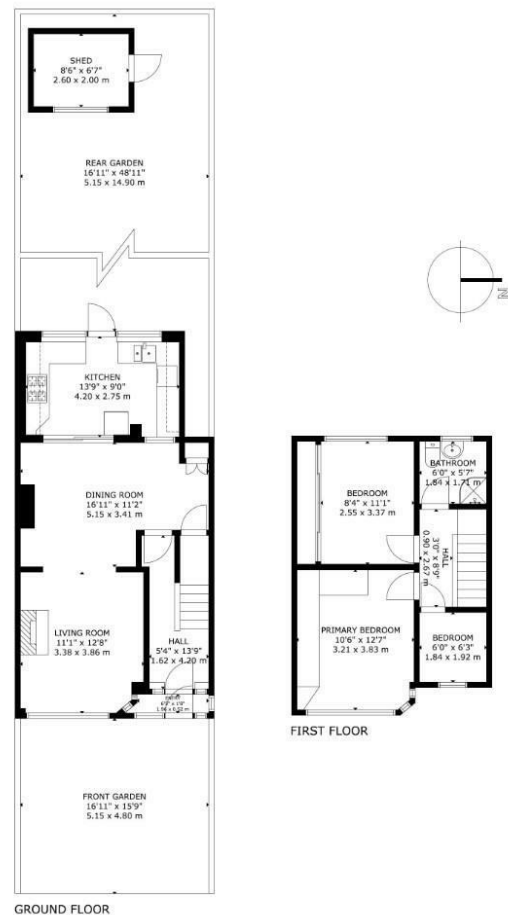
BEDROOM  
12'7 x 10'6

BEDROOM TWO  
11'1 x 8'4

BEDROOM THREE  
6'3 x 6'0

FIRST FLOOR BATHROOM  
6'0 x 5'7

GARDEN  
48'11



GROSS INTERNAL AREA  
TOTAL: 88 m<sup>2</sup>/940 sq.ft.  
GROUND FLOOR: 51 m<sup>2</sup>/547 sq.ft., FIRST FLOOR: 37 m<sup>2</sup>/393 sq.ft.  
EXCLUDED AREA: FRONT GARDEN: 25 m<sup>2</sup>/269 sq.ft.,  
REAR GARDEN: 77 m<sup>2</sup>/826 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

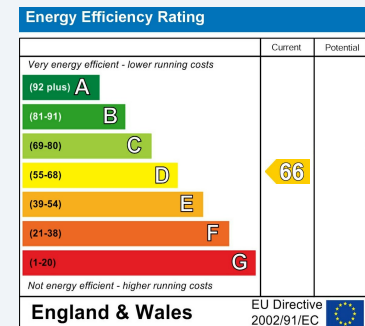
For a valuation of your property, please email the team with your property details, contact information and the times you are available.



6 Tudor Parade, Chadwell Heath, RM6 6PS  
Tel: 020 8150 6001 Email: [chadwell.heath@hunters.com](mailto:chadwell.heath@hunters.com) <https://www.hunters.com>

## 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.



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.

