



## Grovelway, Dagenham, RM8 3XB

- Guide Price £475,000 - £500,000
  - Three Bedrooms
  - Modern Interior
- Driveway For Two Cars
  - Mid Terraced
- 1.1 Miles To Chadwell Heath Station
  - 30ft Rear Garden
- Outbuilding With Shower And Sauna Area

**Guide Price £475,000 - £500,000 - Freehold - Council Tax: C**

# Grovelway

Dagenham, RM8 3XB



## Entrance Hall

17'9 x 6'8 (5.41m x 2.03m)

Entrance door, spotlights, Venetian plaster walls, under floor heating, solid oak wood flooring.

## Downstairs Bathroom

7'1 x 5'3 (2.16m x 1.60m)

Spotlights, tiled walls and flooring, panelled bath vanity wash hand basin, low level WC, heated towel rail.

## Reception Room

19'2 x 14'8 (5.84m x 4.47m)

Spotlights, storage cupboard, radiator, fireplace, solid oak wood flooring.

## Kitchen/Dining Room

16'5 x 11'7 (5.00m x 3.53m)

Spotlights, wall and base units, gas hob, double oven, washing machine, dishwasher, single drainer sink, bi-fold doors to garden, solid oak wood flooring, under floor heating.

## Landing

12'2 x 3'1 (3.71m x 0.94m)

Spotlights, venetian plaster walls, solid oak flooring.

## Bedroom One

13'9 x 11'2 (4.19m x 3.40m)

Double glazed window to rear, spotlights, built in wardrobes, radiator, Solid oak flooring.

## Bedroom Two

13'9 x 8'2 (4.19m x 2.49m)

Double glazed window to rear, radiator, solid oak flooring.

## Bedroom Three

7'00 x 5'1 (2.13m x 1.55m)

Double glazed window to front, radiator, solid oak flooring.

## Shower Room

6'1 x 2'9 (1.85m x 0.84m)

Double glazed window to side, shower cubicle, tiled walls and floors, heated towel rail, low level WC.

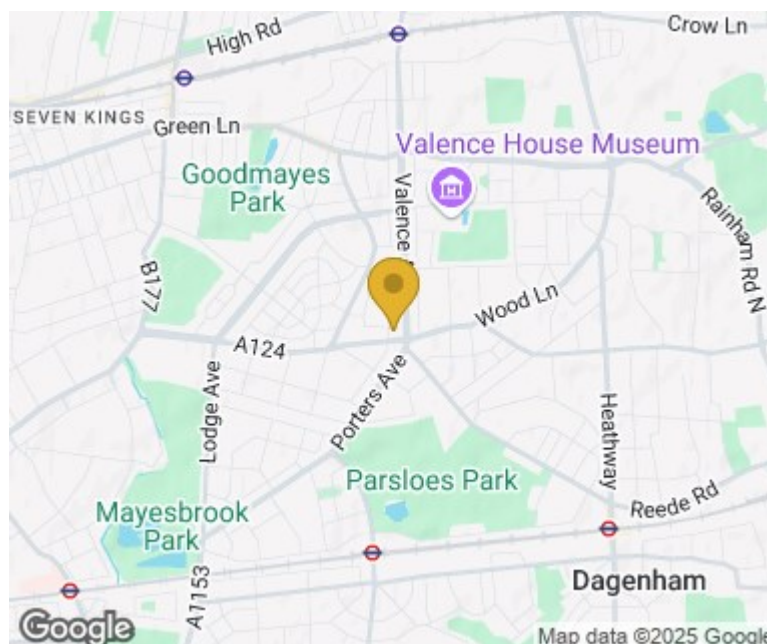
## Garden/Outbuilding

30' (9.14m)

Part laid to lawn and part paved, outbuilding with shower room and sauna area.

## Driveway

Paved driveway for two cars.





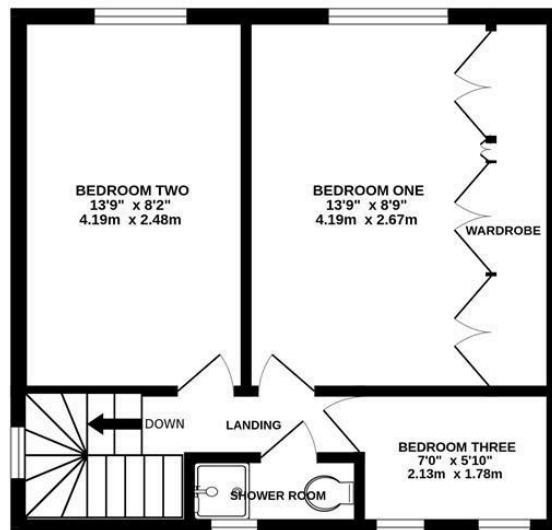




GROUND FLOOR  
548 sq.ft. (50.9 sq.m.) approx.



1ST FLOOR  
350 sq.ft. (32.6 sq.m.) approx.



TOTAL FLOOR AREA : 898 sq.ft. (83.5 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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Material Information:  
Council Tax Band: C  
Tenure: Freehold

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>		
	(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		
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
	Very environmentally friendly - lower CO <sub>2</sub> emissions		
	(92 plus) <b>A</b>		
	(81-91) <b>B</b>		
	(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 environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC	