

## **Mayswood Gardens, Dagenham, RM10 8UU**

- Semi-Detached Bungalow
- Two Bedrooms
- 87ft South-Facing Rear Garden with Side Gate Access
- Off Road Parking
- No Through Road Location
- 5 Min Walk to Dagenham East Station (source: google maps)
- Short Walk to Bretons Lake & Outdoor Recreation Centre
- Motivated Sellers

**£425,000 - Freehold - Council Tax: D**

# Mayswood Gardens

Dagenham, RM10 8UU



## Porch

Entrance door, double glazed windows to two aspects. Smooth ceiling, tiled floor.

## Entrance Hall

Double glazed entrance door. Radiator, storage cupboard, carpet.

## Sitting/Dining Room

22'11 x 10'3 max sizes (6.99m x 3.12m max sizes)

Double glazed window to two aspects, double glazed patio doors to garden. Coving, wall lights, coal effect gas fire with surround, radiator, carpet.

## Kitchen

11'1 x 7'7 (3.38m x 2.31m)

Double glazed window, double glazed door.

Smooth ceiling, spotlights, range of white base and eye level wall cabinets with work tops, electric hob with integrated oven beneath and overhead extractor, 1.5 bowl and drainer stainless steel sink, part tiled walls, vinyl flooring.

## Conservatory

Windows to two aspects, door to rear garden.

Vinyl flooring.

## Bedroom One

13'6 x 11'5 max sizes (4.11m x 3.48m max sizes)  
Double glazed bay window. Smooth ceiling, fan & light unit, radiator, carpet.

## Bedroom Two

10' x 10' (3.05m x 3.05m)

Double glazed window. Smooth ceiling, coving, feature fireplace, carpet.

## Shower Room

7'11 x 5'9 (2.41m x 1.75m)

Double glazed window. Suite comprising of shower cubicle, wash basin with cupboard beneath and low level wc, smooth ceiling, access to loft, extractor, electric shaving point, part tiled walls, radiator, vinyl flooring.

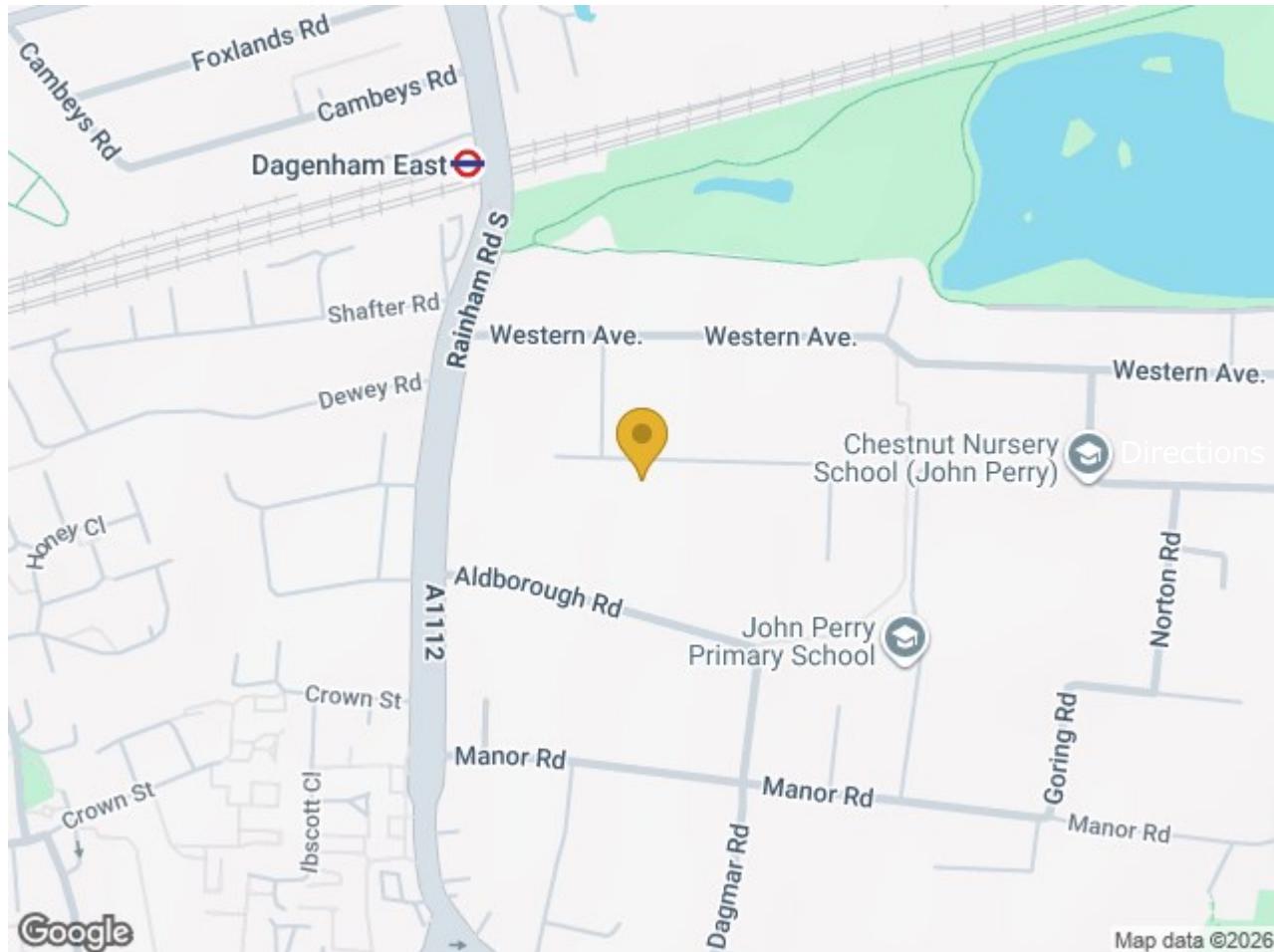
## Rear Garden - South Facing

87' approx. (26.52m approx )

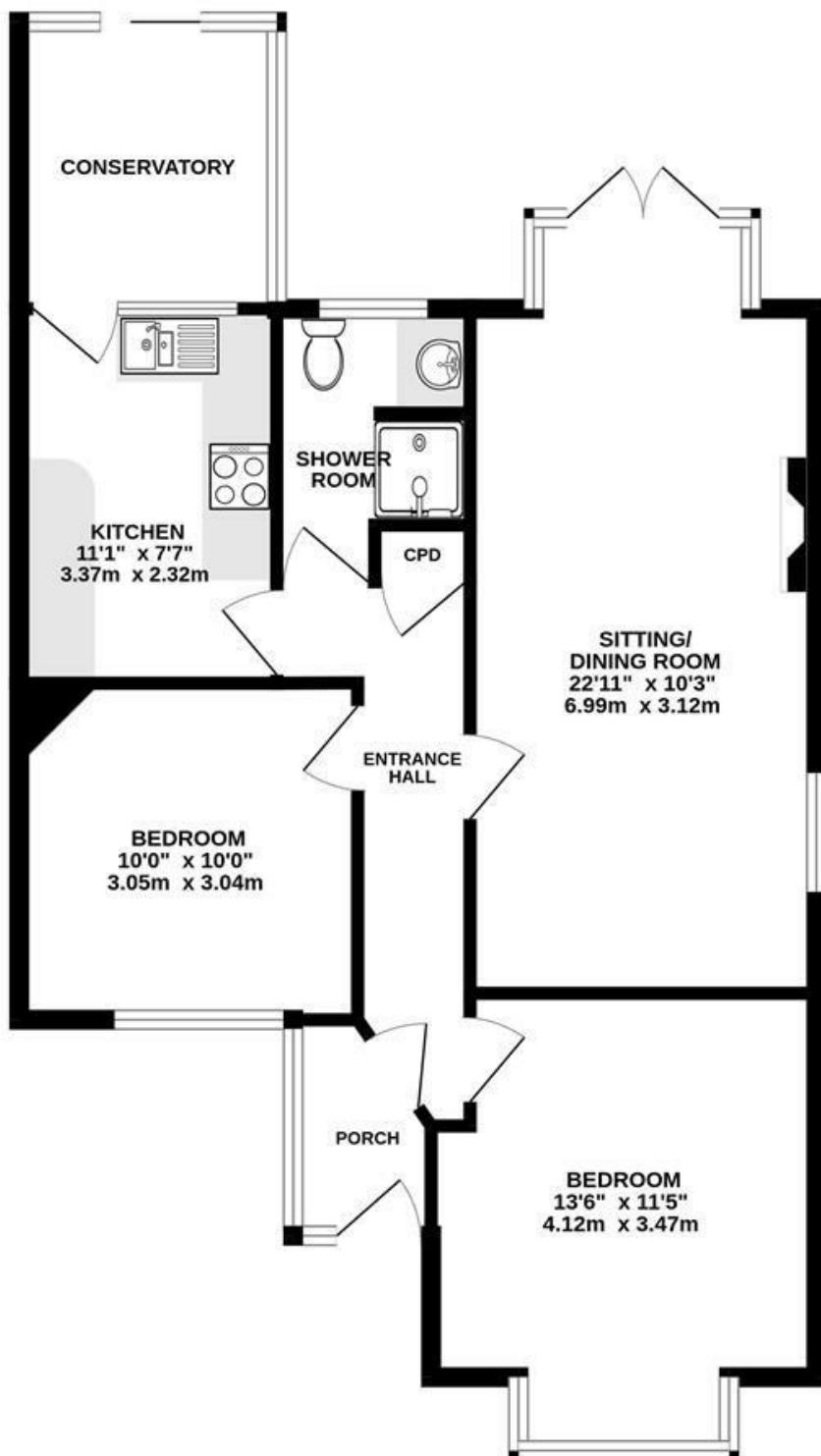
Slabbed seating area to the direct rear of the property with the remainder mainly laid to lawn, shrubs, two trees, side access via pedestrian gate.

## Parking

Off road parking to front for several vehicles.







**TOTAL FLOOR AREA: 731 sq.ft. (67.9 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: D

Tenure: Freehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
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)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	