

## Directions

## Viewings

Viewings by arrangement only. Call 02085042440 to make an appointment.

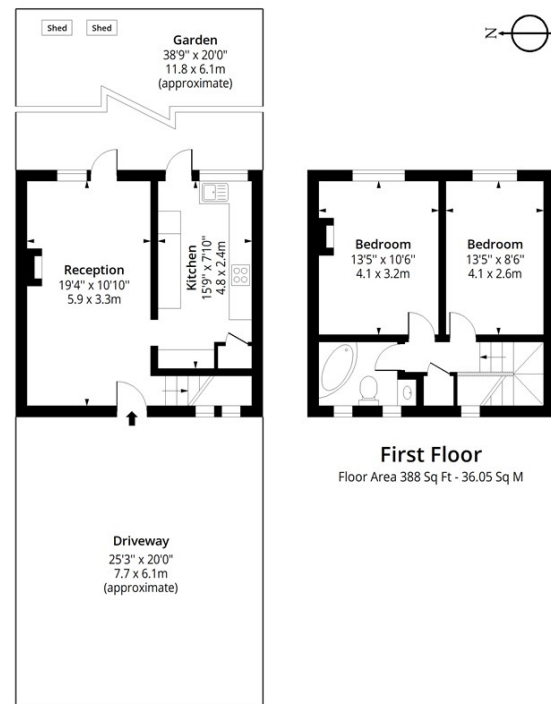
## EPC Rating

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	



## Bushway, RM8

Approx. Gross Internal Area 776 Sq Ft - 72.09 Sq M



### Ground Floor

Floor Area 388 Sq Ft - 36.05 Sq M



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.  
lpaplus.com Date: 16/1/2024



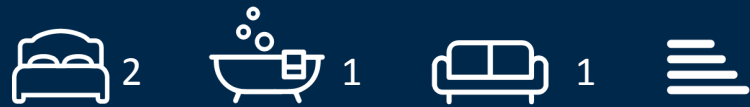
## 22 Bushway, Dagenham, Essex, RM8 3XD

£400,000

- Two bedroom house
- Modern fitted kitchen
- Chain free
- Popular location
- Gas central heating
- Rear garden
- Double glazed windows
- Off street parking for two cars
- Close to popular schools
- Well presented

## 22 Bushway, Dagenham RM8 3XD

This good size two-bedroom terrace house located in Bushway, Dagenham. The property offers many benefits including a two car driveway, large private garden and a good size kitchen.



Council Tax Band: C



Nestled in the charming community of Dagenham, this well presented two double bedroom terraced house boasting a range of desirable features, including a private driveway for two cars and a delightful garden, this property offers a truly inviting living experience.

Upon entering this residence the tastefully decorated interior features a spacious layout designed to maximise both functionality and comfort. The open-plan living and dining area create an inviting space perfect for entertaining friends and family or simply unwinding after a long day with natural light streaming through the windows. The fully fitted kitchen is complete with modern appliances, ample storage space, and sleek countertops.

As you venture upstairs, you'll discover two generously sized double bedrooms with each room boasting an abundance of natural light. The well-appointed family bathroom has a corner bath with a shower attachment. Additionally, the home benefits from double glazing and central heating.

One of the standout features of this fantastic home is the outdoor space it provides. Step outside into the charming garden. This private retreat is a gardening enthusiasts dream, or a place simply to enjoying some fresh air with the low-maintenance design allows for easy upkeep. This property comes complete with a private driveway for two cars, offering convenient off-street parking. Whether it's unloading groceries or hosting guests, you'll appreciate the ease and security this feature provides.

Situated in the sought-after area of Dagenham, this home offers a host of amenities within easy reach. Enjoy the convenience of local shops, schools, parks, and leisure facilities all nearby. Excellent transport links, including nearby train stations and bus routes, ensure seamless connections to central London and surrounding areas, making commuting a breeze.

Council tax - Barking & Dagenham - Band C  
EPC rating D

All the information provided about this property

does not constitute or form part of an offer or contract, nor maybe it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.