



Bonham Road, Dagenham, Essex

Guide Price: £375,000 - £400,000

Freehold

Bonham Road, Dagenham, Essex, RM8

Property Details:

Welcome to this charming 3 bedroom family home located in the heart of Dagenham. This delightful property boasts three generously sized bedrooms, perfect for a growing family. On the ground floor you have a well-proportioned entrance hallway ideal for greeting visitors and with access to all ground floor accommodation. The well-equipped fitted kitchen is designed with both style and functionality in mind, making meal preparations a joy. Relax in the large lounge which has a feature fireplace and French doors opening onto the decked patio area. The ground floor modern family bathroom is located off the main hallway. . Low maintenance pretty rear garden of approximately 30', with decked patio area ideal for 'Alfresco dining'. Pretty lawn area with border gardens and a shed to remain. To the front is a good size, well maintained garden. This is a lovely family home located in a quiet 'banjo' cul-de-sac, close to schools, shops and transport links. This property will appeal to first time buyers, home-movers and investors. Well-presented and in good condition throughout. Viewing strictly by appointment only.

Ground Floor:

Entrance Hall 11'10" x 6'1". Entrance from front to hall way with carpeted stairs to first floor, access to ground floor accommodation and storage cupboard. Wood flooring. Radiator. 2 x Double glazed frosted windows to front. Neutral décor.

Living Room 14'5" x 10'9" Double glazed French doors to rear garden. Chimney breast with feature fireplace. Smooth ceiling with coving. Large Radiator. Wood flooring. Modern décor.

Kitchen 15'0" x 5'8" Double glazed window to rear and part double glazed door to rear garden. A large range of wall and base units. Integrated electric oven/grill and gas hob with extractor over. Space for fridge/freezer. Stainless steel sink with shower style mixer tap and drainer. Space for washing machine. Cupboard housing boiler. Tiled to floor and splash back. Smooth ceiling with down lights. Radiator. Modern décor.

Ground Floor Bathroom. : 5'2" x 4'9" . Double glazed frosted window to front. Low level W.C., vanity sink with storage under. Panel bath with Bi-fold shower screen. Mixer tap and shower over. Radiator. Smooth ceiling with downlights. Extractor

First Floor:

Landing: 8'6" (into stairwell) x 2'10" Staggered landing with access to first floor accommodation, access to loft. Fitted carpet. Neutral décor.

Bedroom 1: 17'3" x 10'0". 2 x Double glazed windows to front aspect. Airing cupboard. Wood flooring. 2 x Radiators. Smooth ceiling with ornate ceiling rose. Neutral décor.

Bedroom 2: 10'11" x 8'8". Double glazed window to rear. Chimney breast. Texture ceiling. Wood floor. Radiator. Neutral décor.

Bedroom 3: 8'2" x 7'9". Double glazed window to rear aspect. Wood floor. Radiator. Neutral décor.

Outside:

Rear Garden 30' Approx (not measured)

The rear garden commences with a lovely decked patio area for soaking up the sun and 'Al Fresco' dining. Designed for low maintenance there is a lawned area with small border gardens. Shed to remain. Well maintained and a lovely space for relaxing in the sunshine.

To Front of property:

Good size walled, front garden mainly laid to lawn with border gardens.

This is a beautifully presented 3 bedroom family home ready to move in and make your dream home. Potential to expand subject to the usual permissions.

Council Tax Band: C – Local Council: Barking & Dagenham
EPC: D – Total floor area: 66m² – 710 sqft.





- **3 Double Bedrooms**
- **Family Lounge**
- **Fitted Kitchen**
- **Ground floor modern bathroom**
- **Low Maintenance Rear Garden**
- **Shed to remain**
- **Gas Central Heating**
- **Double glazing**
- **Close to transport links**
- **Close to schools and amenities**
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.