

# DURDEN & HUNT

INTERNATIONAL



## Porters Avenue, Dagenham RM8

Offers In Excess Of £385,000

- Chain Free
- Opportunity For Downstairs Living
- Two Bathrooms
- Excellent Transport Links
- Garden
- Open Plan Kitchen And Living Space
- Off Road Parking
- Three Bedrooms

159 High Street, Hornchurch, Essex, RM11 3YD  
01708 202 777

hornchurch@durdenandhunt.co.uk  
<https://www.durdenandhunt.co.uk>

# Porters Avenue, Dagenham RM8

Chain Free - Excellent Transport Links - Off Road Parking - Opportunity For Downstairs Living - Garden - Three Bedrooms - Two Bathrooms - Open Plan Kitchen And Living Space



Council Tax Band: C



Durden and Hunt welcome to the market this three bedroom home in Dagenham, offered with no onward chain.

Internally the property offers an open plan kitchen and living space, that provides access to the garden, whilst a separate living room and ground floor bathroom offer opportunity for downstairs living.

On the first floor three bedrooms, one with built in cupboard, are complemented by a family bathroom and a utility area with sink and washing machine. The property offers ample opportunity for renovation and decorating to your own tastes.

Externally the property boasts a driveway for multiple cars and a good sized rear garden.

Ideally located for local shops, schools, amenities and green spaces it has excellent transport links including the A13, A406 and Becontree and Upney station's District Line.

Owner advised feature: property had a brand new Worcester boiler installed around two years ago

Consumer Protection from Unfair Trading Regulations 2008.  
Misrepresentations Act 1967. Property Misdescriptions Act 1991.

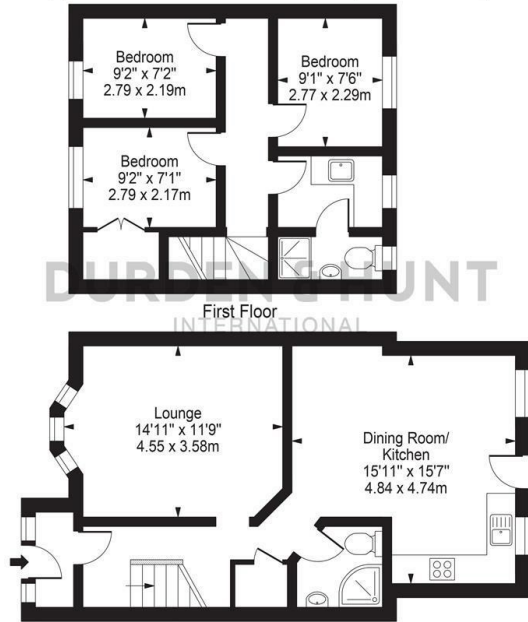
These details are prepared as a general guide only and should not be relied upon as a basis to enter a legal contract or to commit expenditure. The sales particulars may change in the course of time and any interested party is advised to make a final inspection of the property prior to exchange of contracts or signing of a tenancy agreement. Durden & Hunt have not tested any apparatus, equipment, fixtures and fittings or services.

Items shown in photographs are not necessarily included. On occasion photographs may be owner supplied. On most occasions features and facilities of a property are owner advised and potential buyers/tenants are advised to confirm these. Please note that service charge, ground rent and lease lengths are subject to change, and the information we have supplied was true at time of instruction. References to the tenure, lease length, ground rent and service charges for any property are based on information supplied by the seller, buyers are advised to obtain verification of these stated figures from their solicitor before purchasing. Any mention of planning potential or planning permission is based on the current owners opinion, a potential buyer should assume that this is a speculative opinion only and is not based on planning permission being granted or professional advice, unless otherwise stated. Any reference to distance to stations, amenities or schools are taken from portal estimated distances, buyers are advised to do their own research on distances. Buyers/Tenants must check the availability of any property and make an appointment to view before embarking on any journey to see a property. Durden & Hunt are a proud member of The Property Ombudsmen.



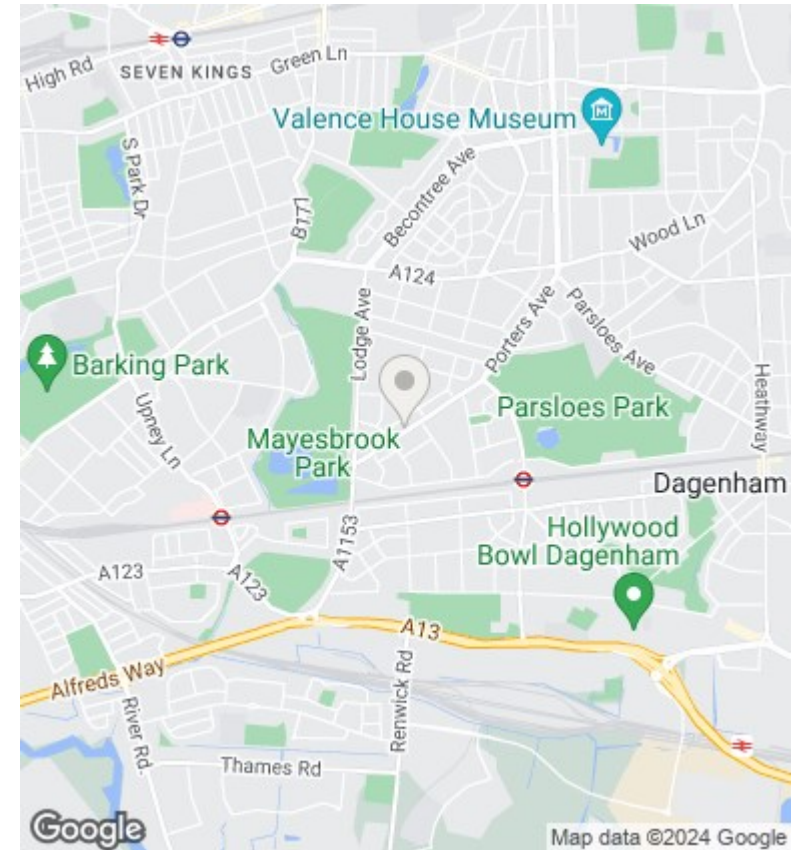


Porters Avenue  
 Approx. Gross Internal Area 918 Sq Ft - 85.26 Sq M



First Floor  
 Ground Floor  
 For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.



### Viewings

Viewings by arrangement only. Call 01708 202 777 to make an appointment.

### Council Tax Band

C

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		84
(69-80)	C	69	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	