

# DURDEN & HUNT

INTERNATIONAL



## Althorne Way, Dagenham RM10

Guide Price £425,000

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- Garden
- Spacious Lounge
- Contemporary Family Bathroom
- 4 Years NHBC Warranty Remaining
- Open Plan Kitchen And Diner
- Primary Bedroom With En Suite
- Allocated Parking
- Downstairs WC
- Great Transport Links

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# Althorne Way, Dagenham RM10

Guide Price £425,000 - £475,000 - Modern Development - 4 Years NHBC Warranty Remaining - Great Transport Links - Allocated Parking - Garden - Open Plan Kitchen And Diner - Downstairs WC - Spacious Lounge - Primary Bedroom With En Suite - Two Additional Bedrooms



Council Tax Band: D



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Newly constructed in 2019 this modern 3 bedroom townhouse has 4 years NHBC warranty remaining and would make the perfect family home.

As you step into this contemporary home, you are greeted by a well designed layout that exudes a sense of space and functionality. The ground floor boasts a modern and generously proportioned kitchen and dining area, complete with integrated appliances and direct access to the garden. The convenience of a downstairs WC on this level adds practicality to the home's design.

The first floor offers an inviting living room that serves as a cosy retreat for relaxation and entertainment. The same floor hosts an elegantly appointed bedroom and a well appointed family bathroom, ensuring convenience throughout the house.

Venture up to the second floor, where the primary bedroom awaits with its own en suite bathroom, offering a luxurious sanctuary for rest and rejuvenation. An additional bedroom on this level provides flexibility for various lifestyle needs, whether as a guest room, home office, or personal sanctuary.

The outdoor space of this property provides a delightful combination of a patio area for al fresco dining and a lawn space for outdoor activities and leisure.

Ideally located for a wealth of local amenities, such as shops, parks and eateries. Excellent transport links, such as Chadwell Heath's Elizabeth line and Dagenham Heathway District line, which both provide access into London, whilst the A12 provides great road connectivity. Dagenham's

Central Park offers ample space for outdoor recreation and relaxation.

Contact Durden & Hunt for a viewing!

Council Band D Barking and Dagenham.

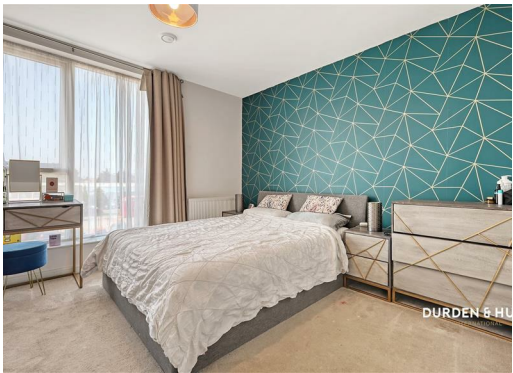
Consumer Protection from Unfair Trading Regulations 2008.  
Misrepresentations Act 1967. Property Misdescriptions Act 1991.

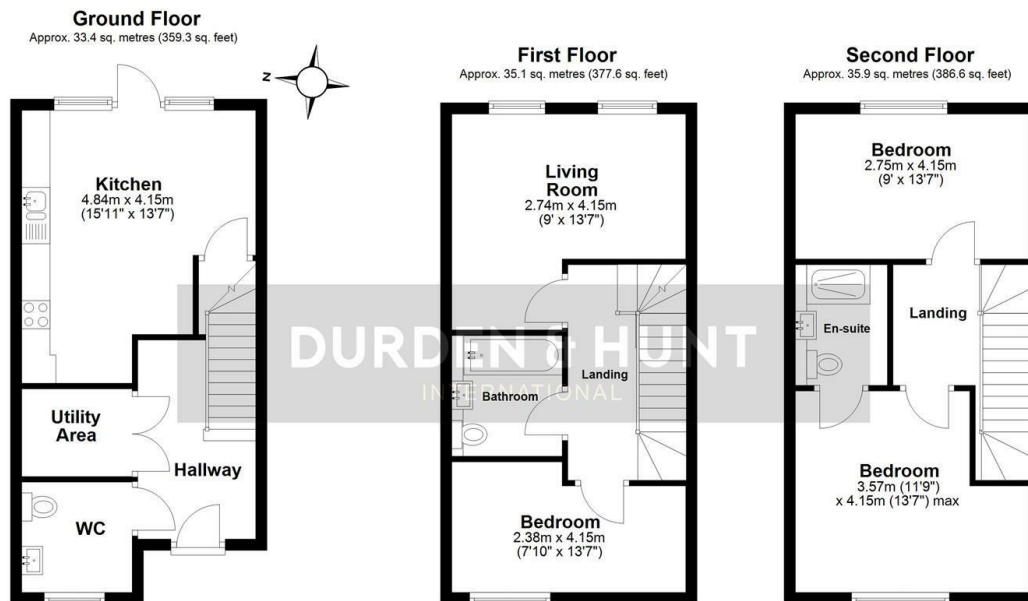
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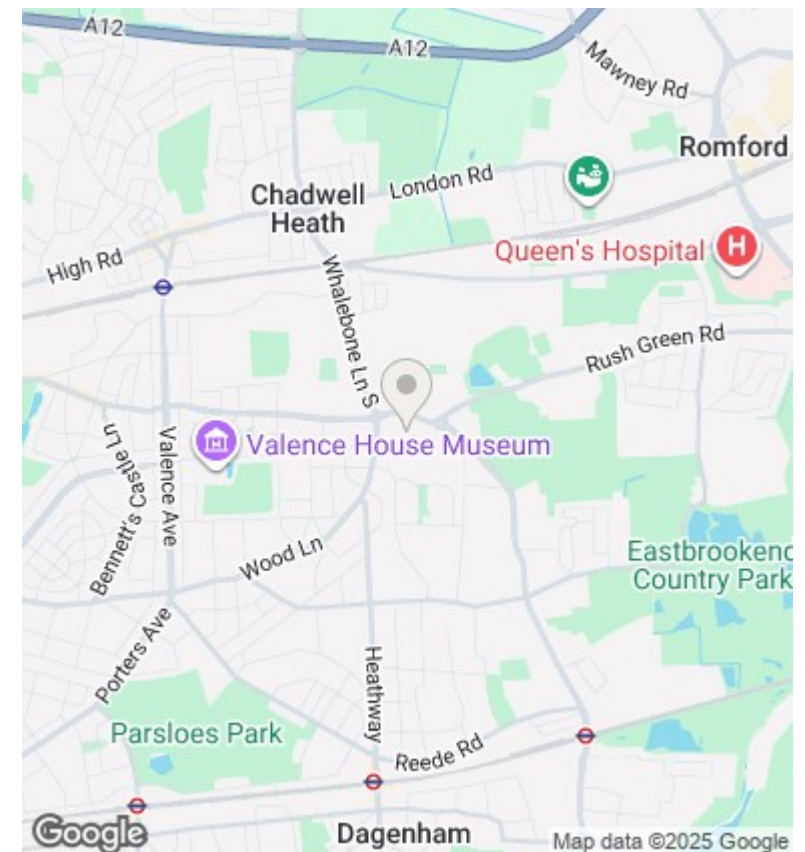


Total area: approx. 104.4 sq. metres (1123.4 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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**Althorne Way**



## Viewings

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

## Council Tax Band

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		94
(81-91) <b>B</b>	85	
(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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	