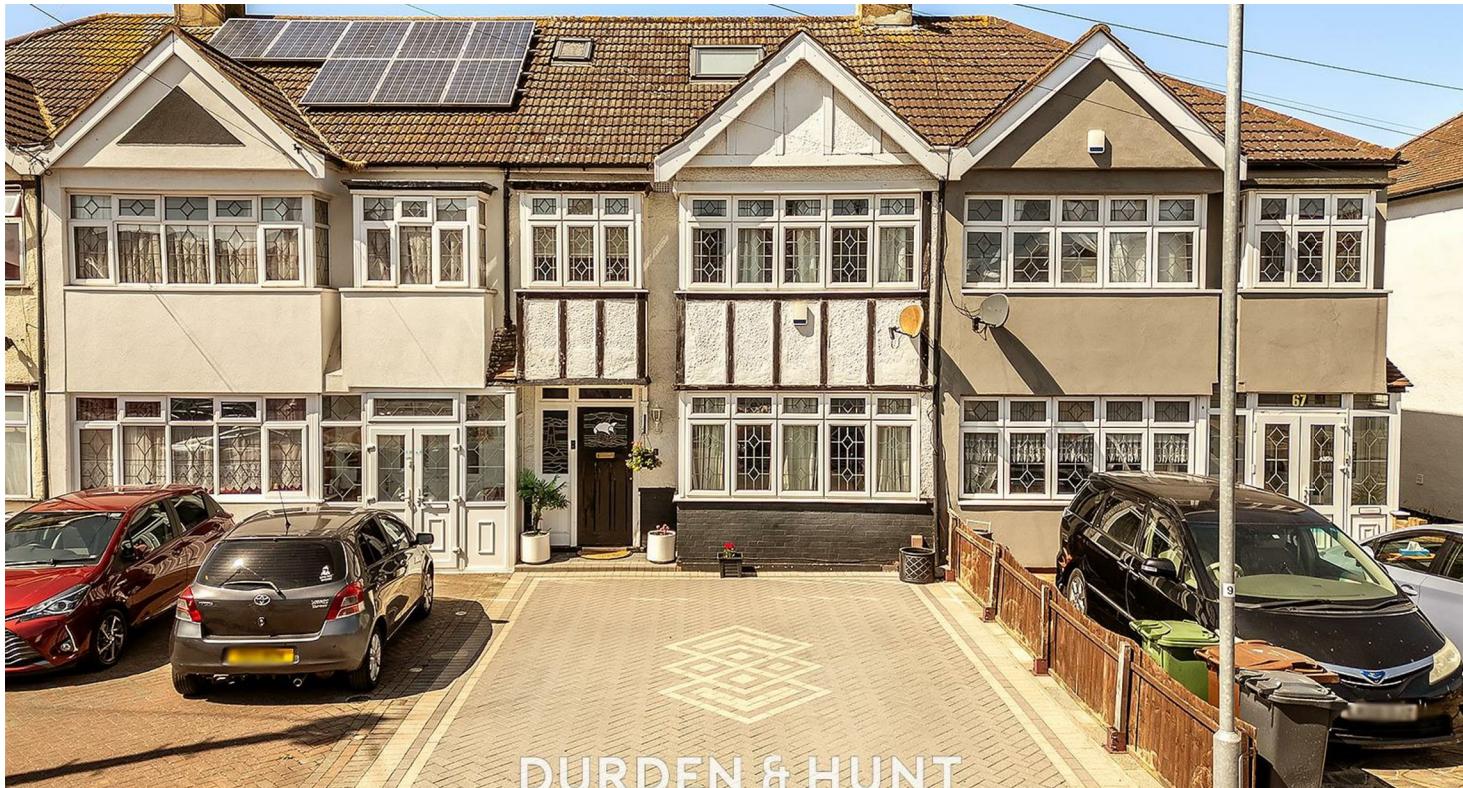


# DURDEN & HUNT

INTERNATIONAL



## Grosvenor Road, Dagenham RM8

Price Guide £525,000

- Guide Price £525,000 to £550,000
- Off Road Parking
- Five Bedrooms
- Ideally Located For Local Amenities
- Open Plan Kitchen And Dining Room
- Two Contemporary Bathrooms
- Lawn And Patio Garden
- Versatile Outbuilding
- Vibrant Location

# Grosvenor Road, Dagenham RM8

Guide Price £525,000 to £550,000 - Vibrant Location - Ideally Located For Local Amenities - Lawn And Patio Garden - Off Road Parking - Open Plan Kitchen And Dining Room - Versatile Outbuilding - Five Bedrooms - Two Contemporary Bathrooms



Council Tax Band: D



This beautifully presented home offers generous and flexible living space arranged over three floors, perfect for modern family life.

On the ground floor, you'll find a bright and inviting living room, complemented by a stylish open plan kitchen and dining area. The kitchen is contemporary in design, featuring integrated appliances, a convenient breakfast bar, and direct access to the rear garden, offering the ideal destination for entertaining or enjoying family meals.

The first floor hosts three comfortable bedrooms and a modern family bathroom. On the second floor, there are two additional bedrooms, one of which benefits from useful eaves storage, along with a sleek family shower room which could be ideal for guests or growing families.

Outside, the rear garden combines a patio area and lawn, providing plenty of space for outdoor relaxation and play. Additionally, this home benefits from a versatile outbuilding located at the rear of the garden.

To the front, the property benefits from off road parking.

This attractive home is perfect for families seeking space, style, and practicality in a well designed layout.

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.

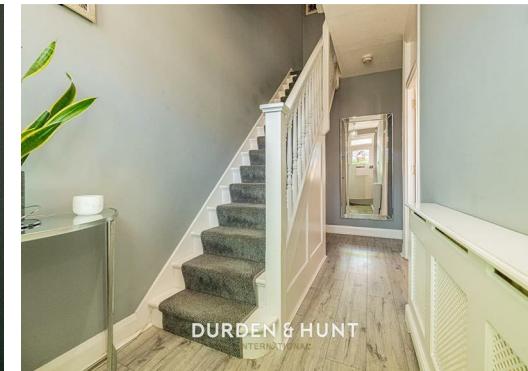
These details are prepared as a general guide only and should not be relied upon as a basis to enter a legal contract or to commit expenditure. The sales particulars may change in the course of time and any interested party is advised to make a final inspection of the property prior to exchange of contracts 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.



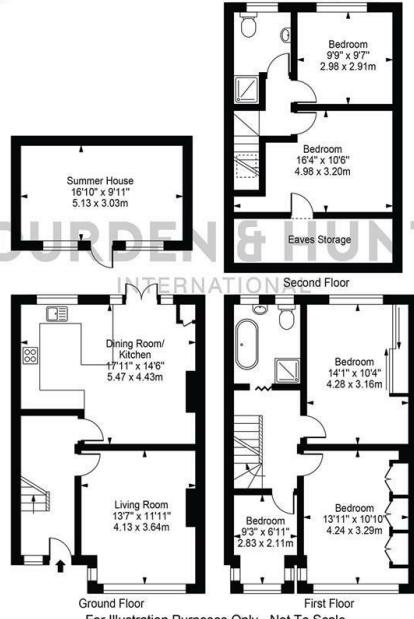
DURDEN & HUNT  
INTERNATIONAL



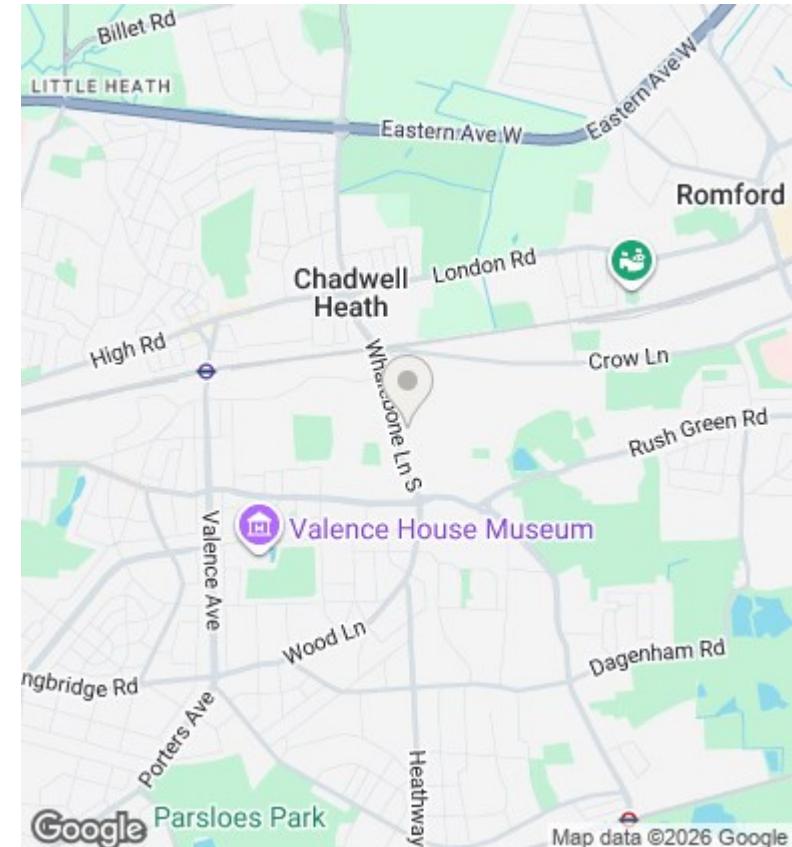
DURDEN & HUNT  
INTERNATIONAL



Grosvenor Road  
 Approx. Total Internal Area 1602 Sq Ft - 148.87 Sq M  
 (Including Eaves Storage & Summer House)  
 Approx. Gross Internal Area 1360 Sq Ft - 126.33 Sq M  
 (Excluding Eaves Storage & Summer House)  
 Approx. Gross Internal Area Of Summer House 167 Sq Ft - 15.54 Sq M



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

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		