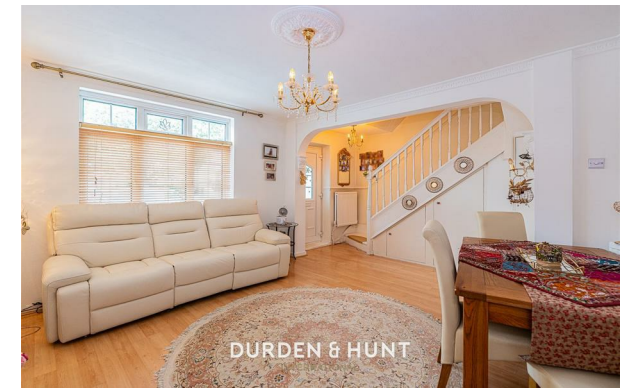


# DURDEN & HUNT

INTERNATIONAL



## Wood Lane, Dagenham RM8

Offers In Excess Of £400,000

- Vibrant Location
- Good Sized Garden
- Separate Modern Kitchen
- Excellent Transport Links
- Downstairs Family Shower Room
- Three Bedrooms
- Off Road Parking
- Living And Dining Room

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# Wood Lane, Dagenham RM8

Vibrant Location - Excellent Transport Links - Off Road Parking - Good Sized Garden - Downstairs Family Shower Room - Living And Dining Room - Separate Modern Kitchen - Three Bedrooms



Council Tax Band: C



Benefitting from a vibrant and well connected location, this well presented terraced home offers comfortable family living across two floors.

The ground floor features a comfortable living and dining space complete with a feature fireplace, creating a warm and inviting space for relaxation and entertaining. A separate kitchen provides direct access to the rear garden, while a convenient downstairs family shower room adds practicality.

Upstairs, the property boasts three bedrooms, ideal for family living or home office use.

Outside, the rear garden offers a combination of patio and lawn, perfect for outdoor dining and play. To the front, there is off road parking, providing ease and convenience.

Ideally situated with excellent transport links, including Becontree Station on the Central Line and Chadwell Heath on the Elizabeth Line, as well as easy access to the A124 and A13 for superb road connectivity. Surrounding green spaces such as Parsloes Park and Mayesbrook Park provide the perfect setting for outdoor recreation, while a wide range of local amenities ensures everyday convenience.

Contact Durden & Hunt for a viewing!

Council Band C Barking & 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

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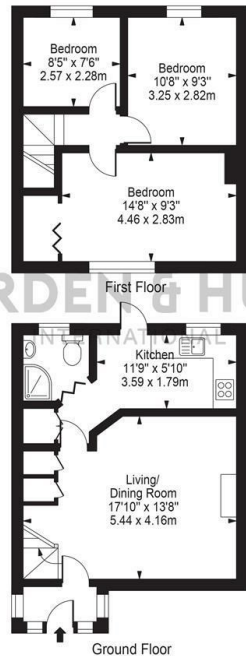






# Wood Lane

Approx. Gross Internal Area 767 Sq Ft - 71.30 Sq M



For Illustration Purposes Only - Not To Scale

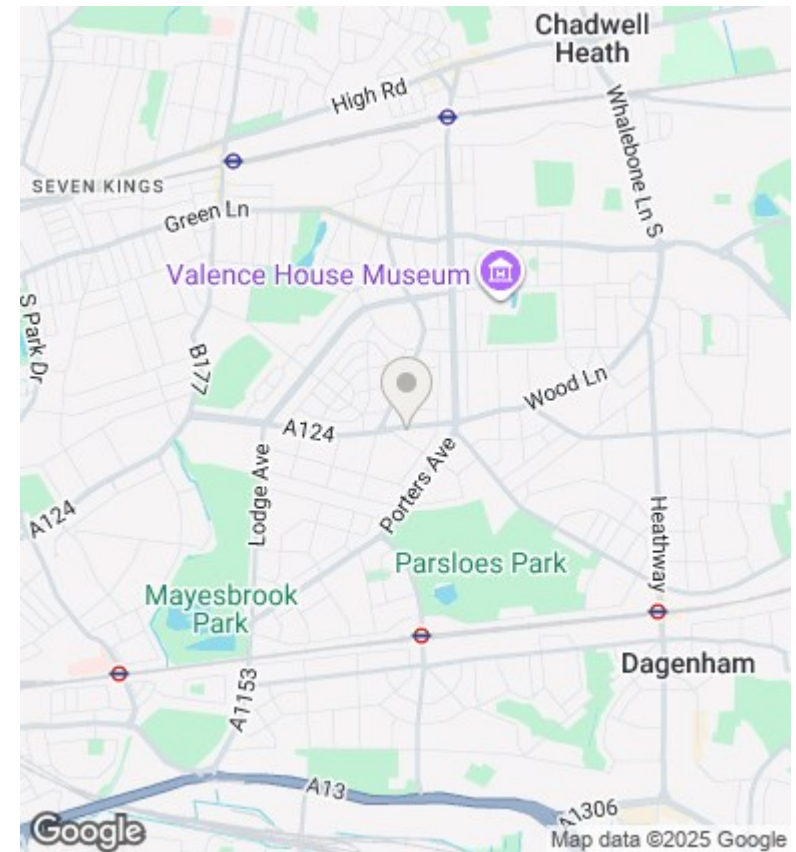
This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements 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
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>60</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC