



## Homestead Road, Dagenham, RM8 3DT Offers In Excess Of £450,000



\*\* LOVELY FAMILY HOME WITH OFF STREET PARKING IN A SOUGHT-AFTER LOCATION, WITHIN WALKING DISTANCE TO CHADWELL HEATH STATION (ELIZABETH LINE) \*\*

Guide Price of £450,000 - £475,000

OC Homes is delighted to offer to the sales market, this lovely three bedroom semi detached house, situated in a highly desirable location on the border of Chadwell Heath and Dagenham. The property is well looked after as a family home and also has great scope for further development with potential for loft conversion (STPP).

Accommodation comprises: Ground floor; entrance hallway, reception room, kitchen, second reception room (or ground floor bedroom) with en-suite shower room, dining room, ground floor bathroom, and access to a low maintenance rear garden with fully powered outhouse. The first floor comprises; three bedrooms (two with built in wardrobes), a family bathroom, and access to a large loft space that can be converted into an additional bedroom and bathroom (STPP). Externally there is a front garden with driveway, and low maintenance garden to the rear.

The property is ideally located close to a number of transport links in Chadwell Heath and Dagenham Heathway with easy access to local amenities. The property is ideal for both first time buyers or buy to let investors. To arrange a viewing please call the OC Homes sales team.

- SEMI DETACHED HOUSE
- EXTENDED TO REAR AND SIDE
- EXCELLENT CONDITION
- OFF STREET PARKING
- SCOPE FOR LARGE LOFT CONVERSION
- GOOD TRANSPORT LINKS
- IDEAL FAMILY HOME
- SOUGHT AFTER LOCATION

### Viewing

Please contact our OC Homes Gidea Park Office on 01708989888 if you wish to arrange a viewing appointment for this property or require further information.

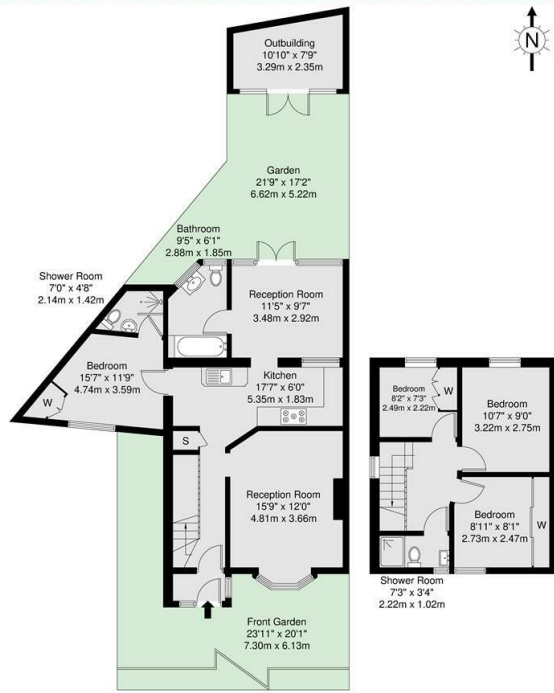






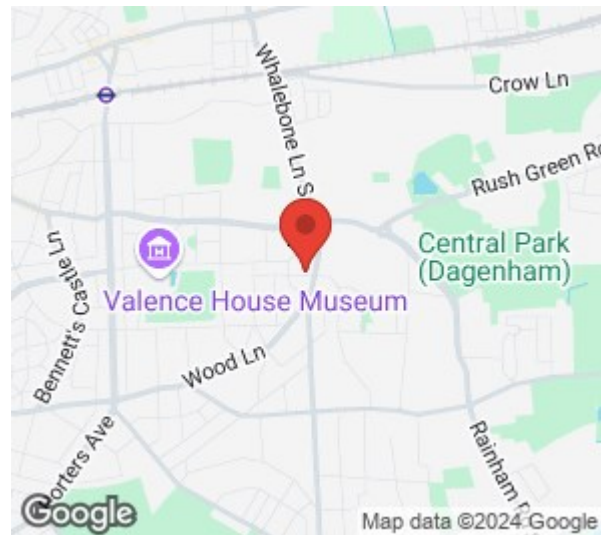
Homestead Road Dagenham, RM8

GROSS INTERNAL AREA  
99.7 sq m / 1073 sq ft  
GROSS BUILDING  
7.0 sq m / 75 sq ft



Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

Maison VUE



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

Environmental Impact (CO <sub>2</sub> ) Rating	
Very environmentally friendly - lower CO <sub>2</sub> emissions	Current
(92 plus) A	80
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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