

FREEHOLD



House - Mid Terrace

# 279 NEW ROAD, DAGENHAM, RM10 9ND

Asking price

## £400,000

### FEATURES

- Freehold tenure
- Reception room, fitted kitchen, extended conservatory
- New driveway, off-street parking
- Gas central heating system
- Three bedrooms and family bathroom
- Large private rear garden
- New electrical wiring, double glazing
- Video entry phone system



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# 3 Bedroom House - Mid Terrace located in Dagenham

## Ground Floor

### Reception Room

13'3" x 12'3"

Bright and adaptable reception room serving as a central hub on the ground floor, providing access to the kitchen/dining room and the staircase to the first floor. Features include a large window for excellent natural light, a decorative fireplace, and a practical built-in alcove with shelving. Finished with plain decoration and laminate flooring, offering a versatile space ready for personalisation.

### Kitchen/ Dining Room

16'5" x 10'9"

Spacious open-plan kitchen/dining room offering a sociable and practical layout ideal for living. The kitchen area is fitted with clean and contemporary white units, providing ample storage. Natural light fills the room, creating a bright and airy atmosphere. There is easy access from this space to the conservatory and garden. The laminate flooring flows seamlessly from the reception room, enhancing the sense of continuity throughout the ground floor. This versatile area comfortably accommodates both cooking and dining, making it a key feature of the home.

### Conservatory

9'1" x 7'0"

Bright conservatory, easily accessed from the kitchen/dining room,

offering versatile additional space. Currently utilised as a utility area, it is flooded with natural light and provides views of the garden, with potential to serve as a further reception room, dining area, or home office.

## Garden

29'3" x 16'11"

Stepping outside, you'll find a good-sized garden that's mainly laid to lawn, offering a green and open space. It's a blank canvas ready for your personal touch, with the added benefit of a wooden shed providing practical outdoor storage. There's plenty of room for kids to play, for summer barbecues, or for creating a beautiful flower garden. It's a practical outdoor area that adds value to the property.

## First Floor

### Master Bedroom

12'3" x 10'0"

Master bedroom offering good natural light through a large window and carpeted flooring for enhanced comfort. A comfortable space ready for your personal furnishings.

### Double Bedroom

10'9" x 10'0"

This good-sized double bedroom benefiting from natural light and offering practical storage with fitted wardrobes. Features carpeted flooring, ready for your personal touch.



### Single Bedroom

5'11" x 5'11"

A well-proportioned single bedroom with carpeted flooring and natural light, offering a versatile and comfortable space ideal as a child's room, guest bedroom, or home office.

### Bathroom

5'11" x 5'9"

This well-appointed three-piece suite features a bath with a convenient shower over, a washbasin, and a WC, all beautifully enhanced by natural light streaming through the window. The fully tiled surround not only creates a clean and modern aesthetic but also ensures effortless maintenance.

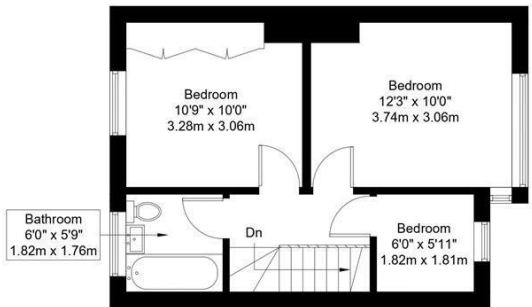
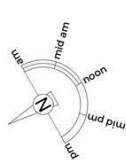


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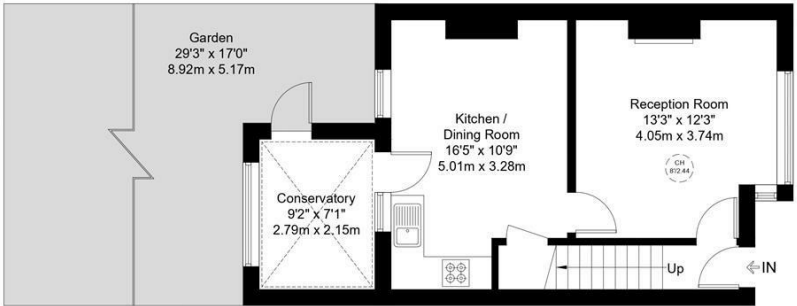
Council Tax Band  
**C**

**New Road, RM10**

**Approximate Gross Internal Area = 76 sq m / 818 sq ft**



**First Floor**  
34.6 sq m / 372 sq ft




**Ground Floor**  
41.4 sq m / 446 sq ft



This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors and the Total Gross Internal Area (GIA), are approximate. Maximum widths and lengths are represented on the floor plan. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>89</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>65</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 

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

