

FREEHOLD



House - Mid Terrace

IVYHOUSE ROAD DAGENHAM RM9

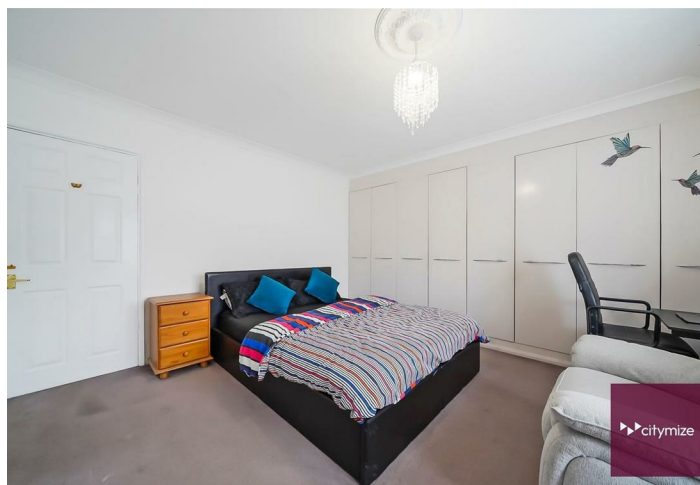
Guide price

£410,000



FEATURES

- Move-in ready, No Chain
- Excellent transport links
- Generous rear garden with patio
- Two comfortable bedrooms
- Spacious 915 sq ft interior space
- Family-friendly location close to schools and parks
- Off-road parking available



2 Bedroom House - Mid Terrace located in Dagenham

Ground Floor

Kitchen

12'3"×5'11"

Located immediately to your right upon entry, the kitchen is a bright and well-appointed space offering convenient access for daily routines and a seamless connection to the dining room, making it ideal for both family meals and entertaining. It features sleek, light-coloured fitted base and eye-level units, dark contrasting worktops, and a stylish tiled splashback, providing ample workspace. The kitchen also benefits from practical, easy-to-maintain tiled flooring in a neutral tone, which complements the modern aesthetic of the space. A generous window above the sink fills the room with natural light, while the layout is ready to accommodate your appliances, ensuring an easy and comfortable move-in.

Dining Room

10'6"×8'4"

Currently used as a comfortable bedroom, this bright and versatile room offers a variety of possibilities to suit your lifestyle. Conveniently positioned just off the main entrance, it is perfectly suited as a formal dining room or to maintain its existing use. The room features attractive laminate flooring and benefits from abundant natural light, creating a welcoming and adaptable space. Its flexible layout allows for easy personalisation, making it a practical and inviting hub for everyday family life or hosting social occasions.

Reception Room

14'11"×10'6"

Step into the inviting reception room, a spacious and versatile living area designed for comfort. Featuring attractive laminate flooring and a contemporary interior, this bright room is filled with natural light, particularly through elegant double doors that open onto the conservatory, extending your living space and offering pleasant views of the garden.

With ample room for seating and a smooth flow from the dining room, it is perfect for both relaxing and socialising. The layout allows for easy personalisation to suit your style and needs.

Conservatory

9'7"×9'3"

The delightful conservatory is a bright and airy extension of the main living area, offering peaceful views of the rear garden. Accessed seamlessly through elegant double doors from the reception room, this sunlit space features a fully glazed roof and walls, flooding the room with natural light.

With practical tiled flooring and fitted blinds for optimal sun control and privacy, it provides direct access to the garden. This versatile area is ideal for enjoying morning coffee, relaxing with a book, or casual dining and entertaining, perfectly blending indoor comfort with outdoor charm.

First Floor

Bedroom 1

14'0"×13'1"

Positioned at the rear of the first floor, this generously sized master bedroom offers ample space for rest and relaxation. Enhanced by plush carpeting and a neutral decorative scheme, it provides a perfect canvas for your personal touch. A standout feature is the extensive run of fitted wardrobes along one wall, offering exceptional built-in storage and maximising floor space. A large window fills the room with natural light, creating a comfortable and organised private retreat.

Bedroom 2

10'11"×10'6"

Situated at the front of the first floor, this bright and versatile bedroom offers a flexible space ready for personalisation. It features attractive laminate flooring and benefits from a generous window that fills the room with natural light. The neutral finish provides a fresh canvas, allowing new owners to easily adapt the room to their individual needs and preferences.

Bathroom

5'9"×5'3"

The modern and well-appointed bathroom features a three-piece suite, comprising a bath with an overhead shower, a pedestal wash basin, and a low-level WC. Fully tiled

with contemporary, neutral-toned ceramics, the room presents a clean and fresh aesthetic. Natural light and ventilation are provided by a window, while a heated chrome towel rail adds both comfort and practicality. This immaculately presented bathroom offers a comfortable and relaxing space.

Exterior Features

Driveway

19'3"×13'5"

At the front of the property, the driveway offers valuable off-street parking. This secure and practical space provides convenience for both residents and visitors.

Rear Garden

58'6"×17'9"

The generous rear garden is a private and enclosed outdoor space, primarily laid to lawn with a paved patio area directly accessible from the conservatory. Fully fenced for privacy, this versatile garden offers a wonderful opportunity for the new owner to personalise and create their ideal outdoor retreat.

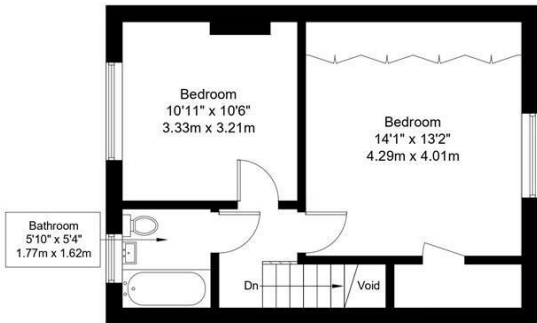
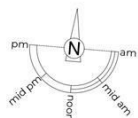


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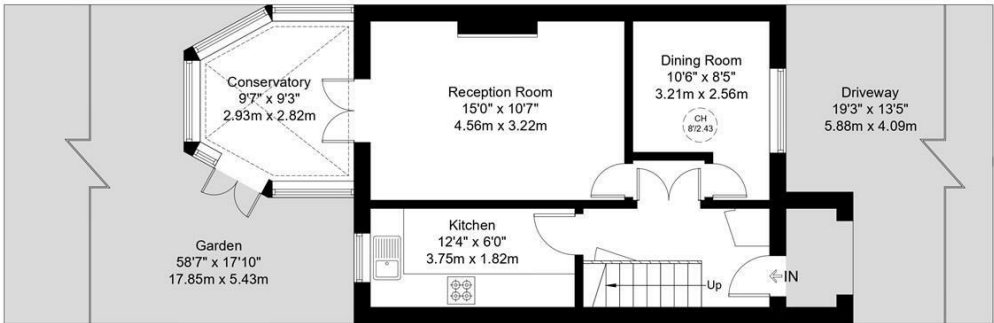
Ivyhouse Road, RM9

Approximate Gross Internal Area = 85 sq m / 915 sq ft

Council Tax Band
C



First Floor
38.4 sq m / 413 sq ft



Ground Floor
46.6 sq m / 502 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) A		88
(81-91) B		
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
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.

