

LEASEHOLD



Flat - Purpose Built

FAULKNER CLOSE DAGENHAM RM8

Guide price

£250,000

FEATURES

- First-floor one-bedroom maisonette
- Private driveway
- Flexible second room (study/home office)
- Loft potential (STPP)
- 92-years leasehold
- Private rear garden
- Short walk to Chadwell Heath station
- Close to highly-rated schools



 citymize

2 Bedroom Flat - Purpose Built located in Dagenham

Reception Room

16'5" x 12'4"

A bright and welcoming living room, enhanced by a large, double-glazed bay window that allows plenty of natural light to flow through. The space is finished with neutral-coloured carpet and walls, creating a versatile setting suitable for both relaxing and dining.

Kitchen

8'11" x 5'6"

The kitchen is fitted with white gloss cabinets and contrasting black worktops. It includes an electric hob, integrated oven, and stainless-steel extractor hood. A black tiled splashback and dark floor tiles complete the look, while a window above the sink brings in natural light.

Bedroom

10'0" x 9'6"

A good-sized and peaceful bedroom, with a large double-glazed window that brings in plenty of natural light. The room is finished with neutral-coloured carpet and light grey walls, providing a comfortable space ready for your personal style.

Study/Home Office

7'3" x 6'0"

Currently used as a second room, this space is versatile and can

serve as a study, home office, or guest bedroom. It benefits from a double-glazed window that provides natural light, and the neutral décor creates a blank canvas, ready for your personal style. Despite its compact size, the room can comfortably accommodate essential furniture while remaining practical for daily use.

Bathroom

7'10" x 6'7"

The bathroom boasts a sleek three-piece suite, including a bathtub with an overhead shower, a washbasin, and a toilet. Its walls are fully tiled in a deep, glossy blue-black, creating a striking yet elegant atmosphere. A double-glazed window with a wooden frame not only fills the room with natural light but also ensures excellent ventilation, keeping the space fresh and airy.

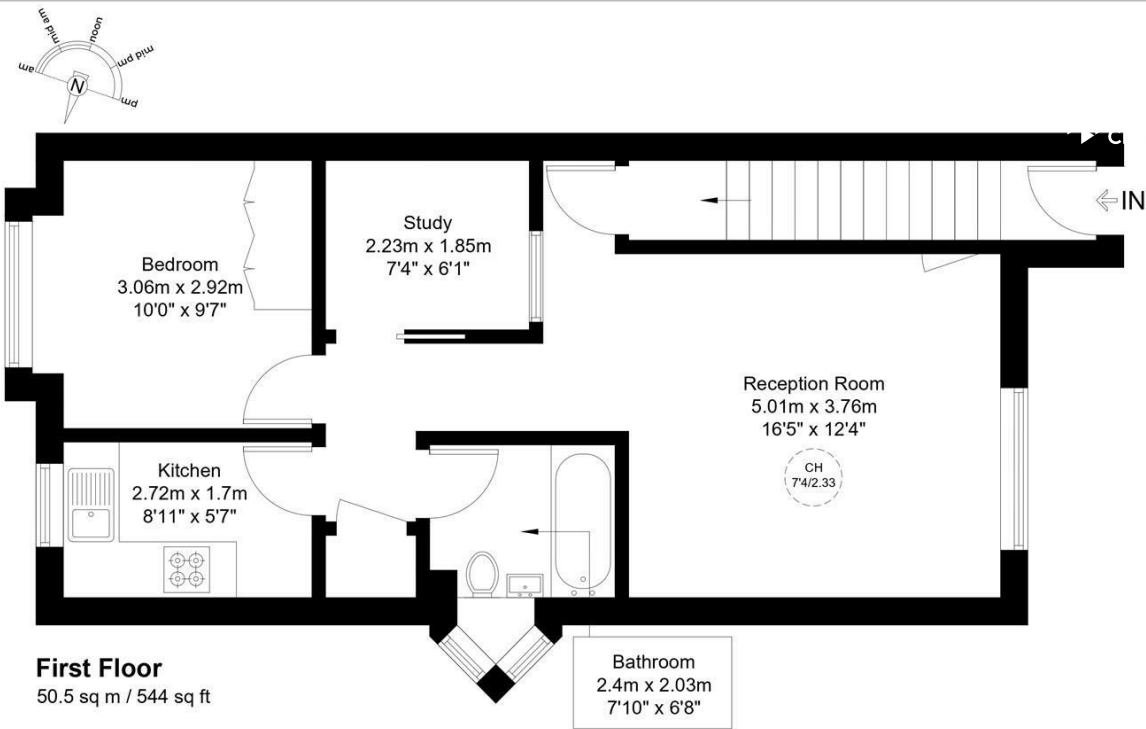


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Faulkner Close, RM8 **Approximate Gross Internal Area = 50.5 sq m / 544 sq ft**



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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	60	67
(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.

