



## Western Avenue, Dagenham

Offers Over £410,000



- No onward chain
- A fantastic size three bedroom family home
- Lovely size lounge/diner
- Kitchen
- Family bathroom
- Three bedrooms
- Huge rear garden
- Driveway parking
- 0.4 miles from Dagenham East underground station



**Colubrid Estate Agents are pleased to welcome to the market this fantastic size three bedroom family home being sold with the added benefit of no onward chain. Accommodation boasts an entrance porch, lovely size open plan lounge/diner, kitchen, three bedrooms and a family bathroom. Externally the property offers a huge rear garden with large outbuilding and driveway parking. Ideally located just 0.4 miles from Dagenham East underground station.**

Enter the property via porch to front aspect.

Lounge 22'6 x 16'6 max. Double glazed window to front. Stairs lead to first floor accommodation. Storage cupboard. Open plan kitchen/diner 16'2 x 10'6 gives access to rear garden. Double glazed window and patio sliding door to rear. Range of wall and base mounted units with matching storage drawers. Work surfaces housing sink drainer. Gas hob, oven, extractor hood to remain.

First floor landing is home to three bedrooms and family bathroom.

Bedroom one 12'3 x 10'5 over looks the front aspect. Double glazed window. Fitted wardrobes.

Bedroom two 10'0 x 9'6 double glazed window to rear.

Bedroom three 6'6 x 5'9 double glazed window to front.

Bathroom comprises, panel bath, wash hand basin and low level WC. Tiling to walls. Heated towel rail.

Externally the property has a good size rear garden. Commencing with patio seating area. Side access gate. Gated vehicle access to rear. Remaining garden is lawned.

Outbuilding 27'6 x 8'3

Council Tax Band: C

Local Authority: Barking & Dagenham

Disclaimer: Council Tax is given as a guide only and should be checked and confirmed before exchange of contracts.

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. All verification of property details should be made by your legal representative for the purchase of the property to ensure that all information including but not limited to; Tenure, lease information, parking facilities, planning permission, and building regulations is accurate and correct.

The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only and are not precise.

Floorplans where included may not be to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.



**Colubrid.co.uk**

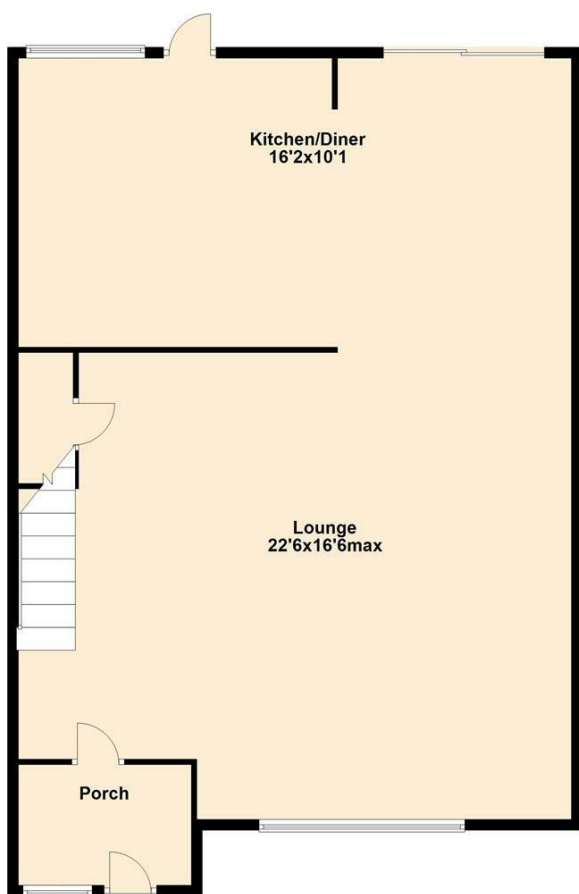
# Local Life

Dagenham is a town in East London, England, within the London Borough of Barking and Dagenham. Dagenham is centred 11.5 miles east of Charing Cross.

There are London Underground services from Becontree, Dagenham East, and Dagenham Heathway. C2c, easy access to A13 road links.



Ground Floor



First Floor

