



Rugby Gardens, Dagenham

Guide Price £375,000



- Well presented throughout
- Approximately 0.3 miles to Becontree railway station
- Approximately 0.8 miles to Upney railway station
- Ideal location for local shops, schools and amenities
- Within easy access to A13/M25 road links
- Two bedroom house found in cul-de-sac position
- Impressive entrance hall, lounge with feature bay fronted window, nice size kitchen and courtyard style rear garden
- First floor is home to two bedrooms and three piece family bathroom
- Two off street parking spaces



GUIDE PRICE £375,000 - £390,000

Well-presented terraced house found in popular residential area, offers a delightful blend of comfort and convenience. With its prime location, the property is just 0.3 miles from Becontree railway station and a mere 0.8 miles from Upney railway station, making it an ideal choice for commuters.

Upon entering, you are greeted by an impressive entrance hall that sets the tone for the rest of the home. The spacious lounge features a charming bay fronted window and a lovely fireplace, creating a warm and inviting atmosphere perfect for relaxation or entertaining guests. The kitchen is of a generous size, providing ample space for culinary pursuits, while the courtyard-style rear garden offers a private outdoor retreat, ideal for enjoying sunny days or hosting gatherings.

The first floor comprises two well-proportioned bedrooms, providing comfortable living spaces for families or individuals alike. The three-piece bathroom is conveniently located, ensuring practicality for daily routines.

Additionally, the property boasts two off-street parking spaces, a valuable asset in this bustling area. With local amenities, shops, and schools all within easy reach, this terraced house presents an excellent opportunity for those seeking a charming home in a vibrant community. Whether you are a first-time buyer or looking to invest, this property is sure to impress.

Impressive entrance hall commences with turning staircase to first floor accommodation. Storage cupboard. Lounge 12'10 x 12'8 Bay fronted double glazed window. Feature fireplace. Wooden style flooring. Coved ceiling. Kitchen 9'10 x 8'9 external door to garden. Double glazed window. Wall and base mounted units with matching storage drawers. Work surfaces housing sink drainer. Space for appliances including space for freestanding cooker. Tiled flooring.

First floor landing is home to two bedrooms and three piece bathroom.

Bedroom one 16'2 x 9'10 double glazed window to front.

Bedroom two 11'5 x 9'9 double glazed window to rear.

Bathroom comprises, panel bath fitted with shower. Wash hand basin and low level WC. Tiling to walls. Tiled flooring. Heated towel rail. Obscure double glazed window.

Externally the property has a nice size Courtyard style garden. Plus two off street parking spaces.

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 endeavor 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.



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



