



## Woodward Road, Dagenham

Offers Over £400,000



- Well presented throughout
- Three bedroom property with accommodation spread over three floors
- Ideal location for local shops and schools
- Courtyard style garden with large Summerhouse with power and light to remain
- Lounge/diner, kitchen and conservatory
- Two bedrooms and three piece bathroom found on the 1st floor
- Further bedroom found on 2nd floor
- Approximately 0.5 miles to Becontree railway station



Located on the Woodward Road in Dagenham, this well-presented terraced house offers a delightful living experience across three thoughtfully designed floors. With three spacious bedrooms and a well-appointed bathroom, this property is perfect for families or those seeking extra space.

As you enter, you are greeted by a welcoming lounge/diner that flows seamlessly into the kitchen and conservatory, creating an inviting atmosphere for both relaxation and entertaining. The first floor features two comfortable bedrooms along with a modern three-piece bathroom, while the second floor boasts a generously sized bedroom, ideal for privacy or as a guest suite.

The property is conveniently located approximately 0.5 miles from Becontree railway station, making commuting to London and beyond a breeze. Additionally, the area is well-served by local shops and schools, ensuring that all your daily needs are within easy reach.

Outside, the courtyard-style garden provides a tranquil retreat, complete with a large summerhouse that benefits from power and light, perfect for use as a home office, studio, or simply a space to unwind.

This charming home combines modern living with a prime location, making it an excellent choice for anyone looking to settle in Dagenham. Don't miss the opportunity to make this lovely property your own.

Spacious lounge/diner 16'1 x 12'6 double glazed window to front. Wooden style flooring. Feature fireplace. Storage cupboard. Inner hallway gives access to kitchen and conservatory. Stairs lead to first floor accommodation. Kitchen 9'7 x 8'2 double glazed window. Range of wall and base mounted units with matching storage drawers. Work surfaces housing sink drainer with swan neck mixer tap. Tiling to splash backs. Gas hob, oven and extractor hood to remain. Tiled flooring. Conservatory 9'1 x 8'7 French double glazed doors to rear. Double glazed windows.

First floor landing is home to two bedrooms and family bathroom. Stairs lead to second floor accommodation.

Bedroom 16'6 x 10'0 double glazed window to front.

Bedroom 11'3 x 9'7 double glazed window to rear.

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

Second floor is home to further bedroom. Velux double glazed window.

Externally the property has a paved Courtyard style rear garden. Summerhouse 13'4 x 7'4 to remain with power and light connected.

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.



