



## 25 Winifred Road

Dagenham, RM8 1PP

**Offers In The Region Of £595,000**



A spacious and well-presented four-bedroom family home arranged over three floors, located in a popular residential area of Dagenham.

The property features a bright reception room, fitted kitchen, and a ground floor shower room with WC. The loft has been converted into a fourth bedroom with its own shower room, providing excellent additional living space.

Further benefits include a private rear garden with a versatile outbuilding at the bottom of the garden, complete with power, lighting, a working shower, and WC, ideal for use as a home office, gym or studio.

Conveniently situated close to local schools, shops, and transport links. Please call 01277 600700 to arrange a viewing.



Hallway

Solid Oak floor leading to carpeted stairs, radiator, white painted bannister, thermostat.

Lounge/Diner 24'5" x12'2" (7.45 x3.73)

White painted walls, solid oak flooring, two radiators, oak fire doors, decorative ceiling sconces with plaster coving, and a bay window featuring ornate coloured glass to the upper opening sections.

Kitchen 17'9" x11'1" (5.43 x3.40)

Fitted kitchen with beach-coloured base and wall units, black granite-effect worktops, tiled splashbacks, and grey tiled flooring. Appliances include an electric oven, gas hob, microwave, fridge freezer, washing machine, and tumble dryer.

Shower room 5'11" x 5'6" (1.82 x 1.70)

White painted walls, mains shower with blue mosaic tiling, WC and wash basin, tiled flooring, vanity cabinet, extractor fan, chrome towel rail, spotlights, and a cupboard housing the Vaillant boiler.

Bedroom 1 10'11" x 9'4" (3.35 x 2.85)

Cream walls with beige waffle carpet, light wood coloured fitted wardrobes, radiator, ceiling rose and upvc double glazed window with leaded stained glass to top opener, solid oak lockable fire door.

Bedroom 2 11'5" x 9'4" (3.48 x 2.85)

Cream walls, beige waffle carpet, ceiling rose, radiator, upvc double glazed window with leaded stained glass to top opener, solid oak lockable fire door.

Bedroom 3 8'5" x 7'4" (2.58 x 2.24)

Pale green painted walls, grey carpet, solid oak lockable fire door, radiator and UPV double glazed window with stained leaded glass to top opener, solid oak lockable fire door.

Bedroom 4 Loft Room 18'0" x 17'9" (5.50 x 5.43)

Pale green painted walls, beige waffle carpet, Juliette balcony with upvc double glazed french doors, 2 x velux windows, radiator, solid oak lockable fire door

Ensuite Shower Room

Pale green painted walls, tiled D shaped shower cubicle, w.c , oval basin set in white gloss vanity unit, mirrored cabinet above basin, vinyl tile effect floor

Family Bathroom 9'2" x 7'4" (2.81 x 2.24)

Cream tiled walls with white corner bath, w.c, basin, chrome heated towel rail, wall mirror above basin, soap dish and towel rail, upvc double glazed window with leaded stained glass to top openers, solid oak lockable fire door.

Office/Studio

Power and light. W.C, Shower, double glazed obscure glass windows and doors.

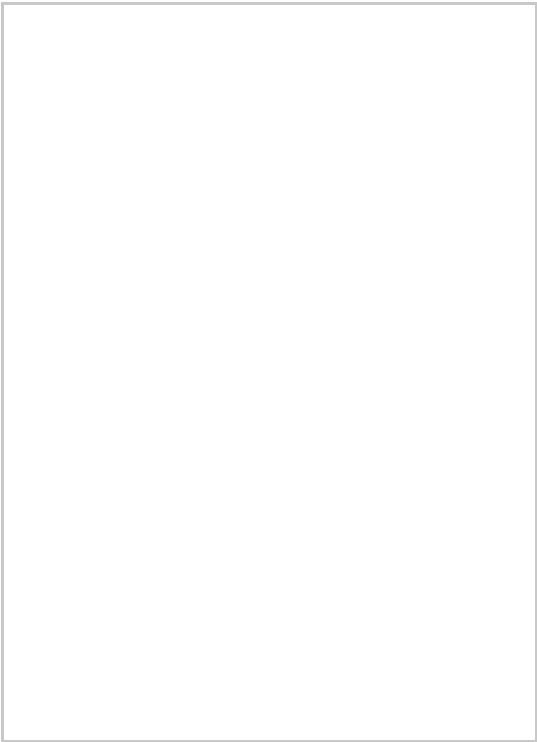
Rear Garden

Mainly laid to lawn, outside lighting, wooden pagoda to concrete patio area, fully enclosed with wooden fencing. Side access and outside tap.

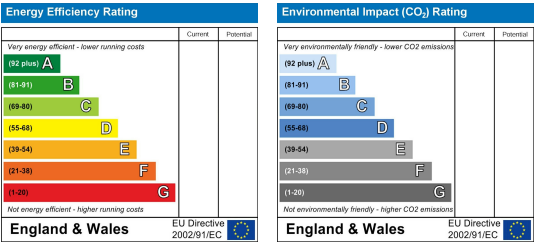
Area Map



Floor Plans



Energy Efficiency Graph



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