

FREEHOLD



House - Terraced (EPC Rating: D)

**DURHAM ROAD, DAGENHAM, RM10 8AN**

**Guide Price**

**£425,000**



# 3 Bedroom House - Terraced located in Dagenham

Spacious EXTENDED Victorian house, EASY WALK TO DAGENHAM EAST STATION. Through lounge, EXTENDED KITCHEN/SHOWER ROOM. Three good size bedrooms. The house benefits from NEW KITCHEN and BATHROOM and has been fully recently modernized. Guide Price £425,000-£450,000

## HALLWAY

Meter cupboard understairs.

## THROUGH LOUNGE

26 x 12

Bay window to front, patio doors to garden.

## KITCHEN

12'3 x 6'2

Newly fitted, with range of base/wall units and appliances.

Window to side. Door to inner lobby with door to garden.

## SHOWER ROOM

Three piece suite, window and gas combi boiler.

## LANDING

Loft access.

## BEDROOM ONE

17 x 11'6

Two windows to front.

## BEDROOM TWO

11'6 x 11'2

Window to rear.

## BEDROOM THREE

8'4 x 7'5

Window to rear.

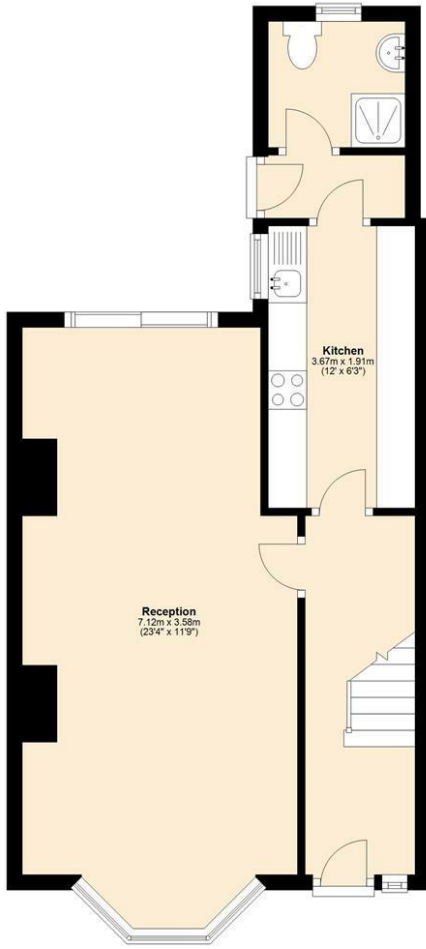
## EXTERIOR

Small paved front garden. 90' approx back garden, with decking area rest laid to lawn.

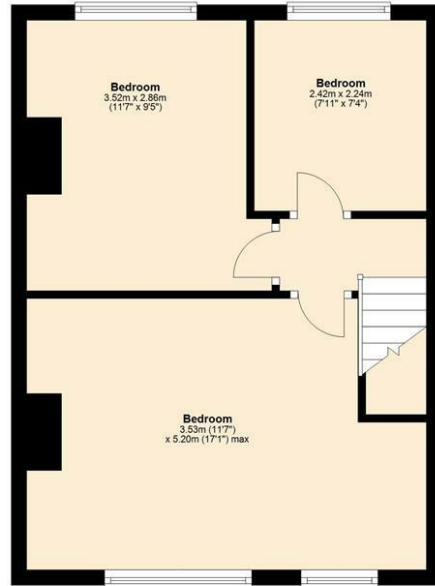
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**Ground Floor**  
Approx. 44.0 sq. metres (473.2 sq. feet)



**First Floor**  
Approx. 37.3 sq. metres (401.2 sq. feet)

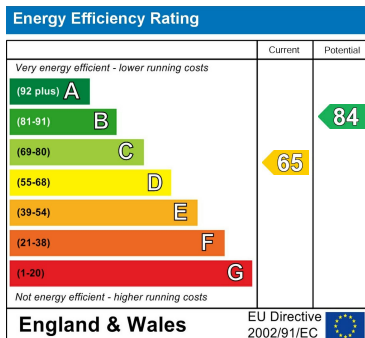


Total area: approx. 81.2 sq. metres (874.4 sq. feet)

Council Tax Band

**C**

Energy Performance Graph



Call us on

**020 8593 5933**

[dagenham@steps.me.uk](mailto:dagenham@steps.me.uk)

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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.

**STEPS**

Estate Agents