



FREEHOLD

House - Terraced

# ROGERS ROAD, DAGENHAM, RM10 8JX

Guide Price

# £400,000

## FEATURES

- LARGE EXTENDED KITCHEN
- TWO BATHROOMS
- COUNCIL TAX BAND C
- DOUBLE GLAZED
- EXTENSION TO FRONT
- THREE BEDROOMS
- GAS CENTRAL HEATING
- EASY WALK TO HEATHWAY STATION AND SHOPS



# STEPS

Estate Agents

# 3 Bedroom House - Terraced located in Dagenham

## HALLWAY

Extended to front, larger than average.

## THROUGH LOUNGE

25 x 11

Window to front, double opening doors leading to ....

## EXTENDED KITCHEN

14 x 9'10

Full range of fitted base/wall units, window and door leading to garden.

## SHOWER ROOM

10 x 6

Over sized shower cubical, wash basin, WC window to rear.

## LANDING

Access to loft.

## BEDROOM ONE

14'5 x 11

Fitted wardrobes, window to front.

## BEDROOM TWO

11 x 9'3

Built in wardrobes, incorporating gas combi boiler, window to rear.

## BEDROOM THREE

9 x 7

Built in wardrobe, desk unit, window to front.

## BATHROOM

Three piece suite, window to rear.

## EXTERIOR

Paved front driveway, parking for one car (kerb dropped)

Neat back garden, east facing, with patio area, rest laid to lawn, shed.

We routinely refer potential purchasers to Move with Us Ltd. It is your decision whether you choose to deal with Move with Us Ltd. In making that decision, you should know that we receive an annual payment benefits from Move with Us Ltd, equating to approximately £314.48 per referral.





DAGENHAM SALES | STEPS ESTATE AGENTS, 298 HEATHWAY, DAGENHAM, ESSEX, RM10 8LU

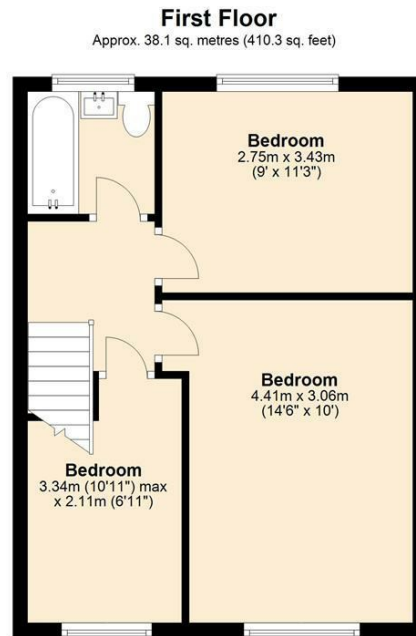
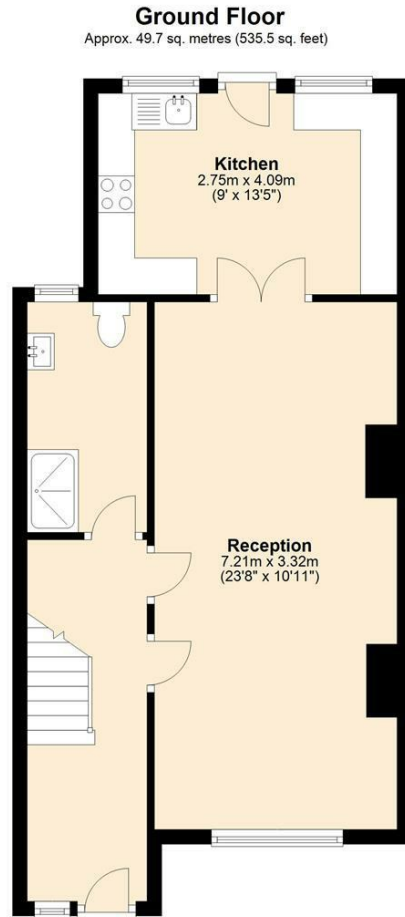
Call us on

**020 8593 5933**

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

[www.steps.me.uk](http://www.steps.me.uk)

**Council Tax Band**



Total area: approx. 87.9 sq. metres (945.8 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>79</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>	<b>60</b>		
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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.

