

FREEHOLD



House - End Terrace

# WOOD LANE, DAGENHAM, RM8 1DR

Guide Price

# £450,000

## FEATURES

- Guide Price £450,000 - £475,000
- Modern Town House
- Living Room
- En Suite Shower Room
- Internal area of 104 sq m
- Kitchen Diner
- Family Bathroom
- Utility Room



# STEPS

Estate Agents

# 3 Bedroom House - End Terrace located in Dagenham

## Entrance

Via door to hallway

## Hallway

Staircase to first floor. Radiator. Double glazed window to front. Doors to

## Kitchen/Diner

15'10" x 13'7" max

Range of fitted wall and base units with roll top work surfaces. Integrated appliances to include; Fridge freezer, Dishwasher, Double oven, Microwave, and Four ring hob with extractor over. One and a half bowl stainless steel single drainer sink unit with mixer taps and tiled splash backs. Tiled flooring. Radiator. Spot lights. Under stairs storage cupboard. Double glazed window to rear. Double glazed French doors to private rear garden.

## Utility Room

6'4" x 4'11"

Tiled flooring. Plumbing for washing machine.

## WC

6'5" x 6'4"

Low level WC. Pedestal wash hand basin. Tiled splash backs. Radiator. Obscure double glazed window to front.

## First floor landing

Doors to

## Living Room

13'7" x 9'0"

Double glazed French doors to Juliet Balcony. Double glazed window to rear. Radiator.

## Bedroom Three

13'7" x 7'2" max

Double glazed window to front. Double radiator.

## Family Bathroom

7'0" x 6'5"

Panel enclosed bath with mixer taps and shower over. Low level WC. Inset wash hand basin with mixer taps. Tiled splash backs. Tiled flooring. Chrome effect heated towel rail. Extractor fan.

## Second floor landing

Doors to

## Bedroom One

11'4" x 11'1" to wardrobes

Double glazed window to front. Fitted wardrobes. Radiator. Door to en Suite

## En Suite Shower Room

7'0" x 5'2"

Walk in shower cubical. Low level WC. Inset wash hand basin with mixer taps. Tiled splash backs. Chrome effect heated towel rail. Spot lights.

## Bedroom Two

13'7" x 9'0"

Double glazed window to rear. Radiator.

## Rear Garden

Irregular shaped. Commencing with patio area. Leading to lawn to side and rear. Rear pedestrian access.

## Parking

Allocated parking space to the rear.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			92
(81-91) <b>B</b>		83	
(69-80) <b>C</b>			
(55-68) <b>D</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.

