

FREEHOLD



House - End Terrace

# DARE GARDENS, DAGENHAM, RM8 3ER

Guide Price

# £425,000

## FEATURES

- Guide Price £425,000 - £450,000
- L-Shaped Living Room
- First Floor Bathroom
- uPVC Double Glazing
- Three Double Bedrooms
- Kitchen/Diner
- Gas Central Heating
- Mature Rear Garden



# STEPS

Estate Agents

# 3 Bedroom House - End Terrace located in Dagenham

## Summary

Guide Price of £425,000 - £450,000

Steps are delighted to have the opportunity to offer for sale this larger than average, extended three double bedroom end of terraced family home, located close to Wood Lane which offers great access to local transport and shopping facilities. This well-appointed property consists of an L-Shaped living room with feature open fireplace leading to a kitchen/diner with built in appliances to the ground floor. The first floor comprises of three double bedrooms and a larger than average bathroom suite. With further benefits to include; Gas fired central heating, uPVC double glazing and a mature rear garden offering further room to extend (STPP).

## Entrance

Via door to hallway

## Hallway

Double radiator. Wood flooring. uPVC window to side. Staircase to first floor. Door to

## L-Shaped Living Room

20'4" x 9'11" > 17'2"

Dual aspect uPVC double glazed windows to front and rear. uPVC French doors to garden. Feature open fireplace. Two double radiators. Coving to ceiling. French doors to kitchen/diner

## Kitchen/Diner

10'10" x 10'5"

Range of fitted wall and base units with roll top work surfaces. Stainless steel sink unit with mixer taps. Tiled splash backs. Integrated fridge, freezer and washing machine. Built in oven and hob with extractor over. Spotlights. Tiled flooring. Dual aspect uPVC windows to front and side. uPVC door to garden.

## Landing

Split level with doors leading to

## Bedroom One

17'3" x 9'1"

Two uPVC double glazed windows to front. Feature cast iron fireplace. Radiator. Fitted wardrobes housing boiler.

## Bedroom Two

10'11" x 10'5"

Dual aspect uPVC double glazed windows to front and rear. Radiator.

## Bedroom Three

10'11" x 8'9"

uPVC window to rear. Radiator. Feature cast iron fire place.

## Bathroom

8'1" x 7'8"

Panel enclosed bath with mixer taps and shower attachment. Pedestal wash hand basin. Low level WC. Tiled splash backs and flooring. Chrome effect heated towel rail. uPVC double glazed window to rear.

## Garden

32'8" x 49'11" with further side garden

Mature garden commencing with Patio areas to rear and side with the remainder mainly laid to lawn. Outside water tap and light. 2 sheds. Side pedestrian access. Offering further potential to extend (STPP)

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.



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Council Tax Band

**C**

**Ground Floor**

Approx. 43.8 sq. metres (471.7 sq. feet)

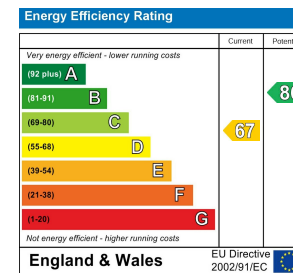


**First Floor**

Approx. 43.6 sq. metres (469.2 sq. feet)



Total area: approx. 87.4 sq. metres (940.9 sq. feet)



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.

