

FREEHOLD



House - End Terrace

LAKE GARDENS, DAGENHAM, RM10 8NU

Price Guide

£400,000

FEATURES

- Three Bedrooms (3rd on G/Floor)
- Extended Kitchen/Diner
- First Floor Bathroom
- uPVC Double Glazing
- Living Room
- Study
- Gas Central Heating
- Half a mile to tube station



STEPS

Estate Agents

3 Bedroom House - End Terrace located in Dagenham

Entrance

Via uPVC door to hallway

Steps are delighted to have the opportunity to offer for sale this 2/3 bedroom (Third bedroom is on the ground floor) extended family home located within half a mile of Dagenham Heathway Shopping Centre and District Line Tube Station. To the ground floor the property comprises of a front reception room / bedroom three, Living room, Study and an extended kitchen/diner. To the first floor are two further bedrooms and bathroom. The property also has the added benefits of Gas fired central heating, uPVC double glazing and a rear garden with side pedestrian access. Call today to book in your viewing appointment!!

Hallway

Laminate effect wood flooring. Built in cupboard housing combi boiler. Staircase to first floor. Doors leading to

Reception/Bedroom Three

10'10" x 9'1"

uPVC window to front. Laminate effect wood flooring. Radiator.

Living Room

14'1" x 10'9"

Laminate effect wood flooring. Double radiator. Coving to ceiling. Open to kitchen/diner.

Kitchen/Diner

16'6" x 10'5"

Range of fitted wall and units with roll top work surfaces. stainless steel single drainer sink unit with mixer taps and tiled splash backs. Space for cooker. Integrated washing machine. Laminate effect wood flooring. uPVC window to rear. uPVC French doors to garden.

Study/Office

10'10" x 5'5"

Laminate effect wood flooring. Coving to ceiling.

First Floor Landing

Access to loft. Doors leading to

Bedroom One

13'11" x 12'11"

uPVC window to front. Radiator. Laminate effect wood flooring. Coving to ceiling. Built in storage.

Bedroom Two

10'11" x 10'4"

uPVC window to rear. Radiator. Laminate effect wood flooring.

Bathroom

5'4" x 5'4"

Panel enclosed bath with mixer taps and shower over. Inset wash hand basin with storage under. Low level WC. Tiled walls. Obscure glazed uPVC window to rear.

Rear Garden

50 x 23

Commencing with decking area leading to lawn. Side pedestrian access. Wooden shed. Outside light and water tap.

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.

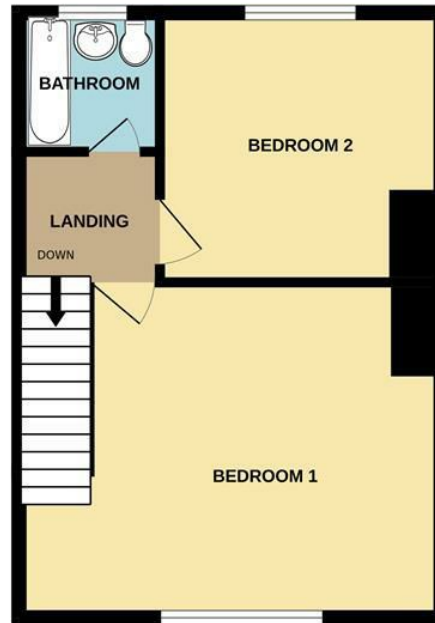


DAGENHAM SALES | STEPS ESTATE AGENTS, 298 HEATHWAY, DAGENHAM, ESSEX, RM10 8LU

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Call us on

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www.steps.me.uk

Council Tax Band

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		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.

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