



FREEHOLD

House - Terraced

# WINSTEAD GARDENS, DAGENHAM, RM10 7TL

Offers Over

# £500,000

## FEATURES

- Three/Four Bedrooms
- Fitted Kitchen
- Summer House/Bar
- Landscaped Garden
- Lounge/Diner
- First Floor Bathroom
- Garage To Rear
- Off Street Parking



# 4 Bedroom House - Terraced located in Dagenham

Steps have great pleasure in being able to offer for sale in our opinion this very well presented three/four bedroom family home located in one of Dagenham Easts more sought after tree lined turnings. To the ground floor the property consists of a Lounge/Diner and fitted kitchen with integrated appliances. To the first floor are three bedrooms and modern bathroom suite, with a spiral staircase leading to the loft room/fourth bedroom. To the outside is a patio area leading to a landscaped rear garden with raised decking area to the rear leading to a summer house/bar and garage. To the front of the property is a block paved driveway providing parking for two cars. An internal viewing is highly advised to fully appreciate all that this property has to offer.

## Entrance

Via uPVC door to hallway

## Hallway

Radiator. Under stairs storage cupboard. Staircase to first floor.

## Lounge/Diner

24'8" x 11'10" max

uPVC window to front. Two radiators. Feature coal effect gas fire with wooden surround. Coving to ceiling. Spot lights. uPVC patio door to garden.

## Kitchen

10'8" x 6'5"

Range of fitted wall and base units with roll top work surfaces. One and a half bowl single drainer sink unit with mixer taps and complimentary tiled walls. Integrated oven and hob with five ring gas hob and extractor over. Integrated microwave. Spaces for washing machine and dishwasher. uPVC window to rear. uPVC door to garden.

## Landing

Paddle style spiral staircase to loft room/fourth bedroom

## Bedroom One

13'1" x 11'1"

uPVC window to front. Fitted wardrobes. Radiator. Dado rail. Coving to ceiling. Sport lights.

## Bedroom Two

11'1" x 9'11" plus recess

uPVC window to rear. Radiator. Coving to ceiling.

## Bedroom Three

7'10" x 6'8"

uPVC window to front. Radiator. Coving to ceiling. Built in cupboard housing boiler.

## Bathroom

7'10" x 4'7" > 5'6"

Jacuzzi style bath with mixer taps and hand held shower with further shower over. Low level WC. Circular wash hand basin with mixer taps and storage cupboards under. Tiled flooring and walls. Chrome effect heated towel rail. Two obscure glazed uPVC windows to rear.

## Loft Room/Bedroom Four

18'3" x 10'2"

Two Velux windows to front and rear. Built in storage areas to eaves.

## Rear Garden

37'1" x 18'9" approx

Commencing with patio area leading to a landscaped garden with raised decking area to the rear which leads on to a summer house/bar and garage.

## Summer House/Bar

11'6" x 5'1"

Roll top work top with base unit under.



### Garage

19'5" x 9'5"

Accessed via a rear service road with an electric roller shutter door. Power and light.

### Front Garden

Block paved driveway providing parking for two cars

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





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

Call us on

**020 8593 5933**

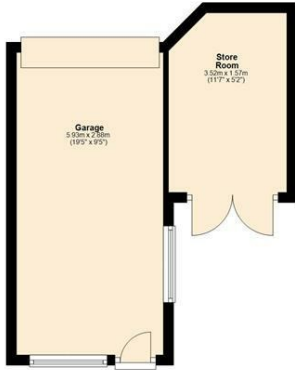
[dagenham@steps.me.uk](mailto:dagenham@steps.me.uk)

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

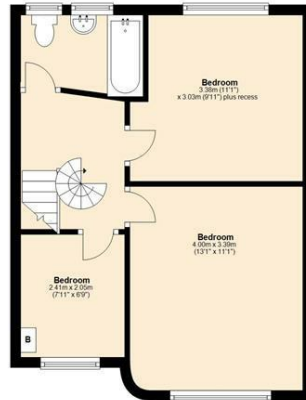
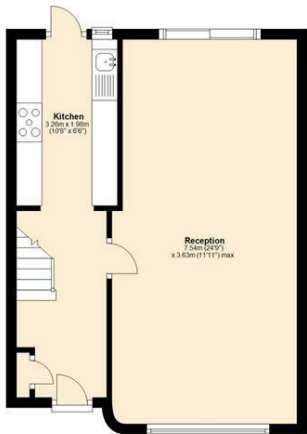
Council Tax Band

**C**

**Ground Floor**  
Approx. 40.6 sq. metres (437.3 sq. feet)

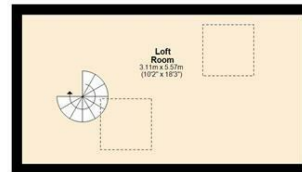


**First Floor**  
Approx. 38.9 sq. metres (421.4 sq. feet)



Total area: approx. 87.6 sq. metres (1053.2 sq. feet)

**Second Floor**  
Approx. 17.3 sq. metres (186.5 sq. feet)



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>82</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>58</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<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.

