



FREEHOLD

House - Terraced

BELL FARM AVENUE, DAGENHAM, RM10 7BA

Offers Over
£425,000

FEATURES

- THREE BEDROOMS
- EXTENDED KITCHEN DINER
- TWO RECEPTION ROOMS
- OPEN PARK TO REAR
- TWO BATHROOMS
- LARGE UTILITY ROOM
- FANTASTIC 90' BACK GARDEN
- OFF ROAD PARKING



STEPS

Estate Agents

3 Bedroom House - Terraced located in Dagenham

HALLWAY

Under stairs cupboard.

LOUNGE

13 x 12'7

Window to front, fireplace.

KITCHEN

12'6 x 11

Range of fitted units, open to...

DINING AREA/RECEPTION

20 x 9

Patio doors leading to garden.

UTILITY ROOM

With door to garden.

SHOWER ROOM/WC

Three piece suite.

LANDING

Loft access.

BEDROOM ONE

12 x 11'3

Window to front.

BEDROOM TWO

13 x 9'4

Window with lovely views over park.

BATHROOM

Three piece suite/WC

EXTERIOR

Off road parking to front, own side tunnel access. Beautiful 90' approx sunny back garden, two sheds open fields/park to rear.

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

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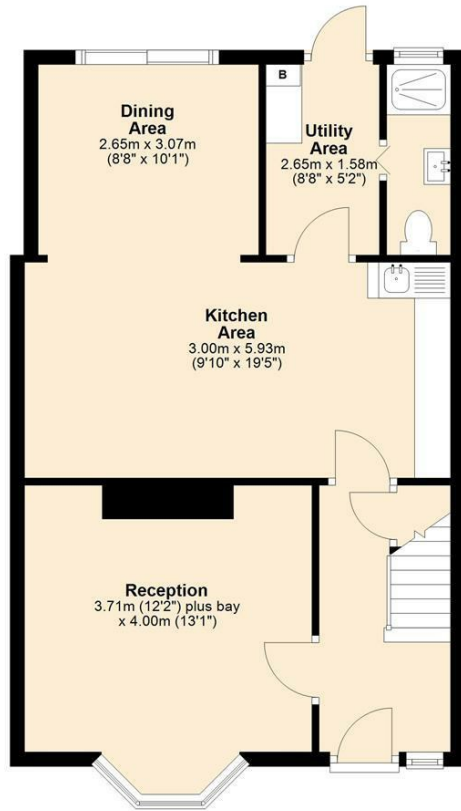
www.steps.me.uk

Council Tax Band

C

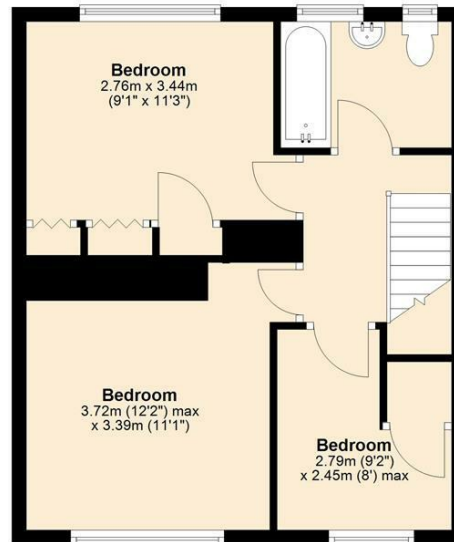
Ground Floor

Approx. 56.4 sq. metres (607.1 sq. feet)



First Floor

Approx. 41.8 sq. metres (450.0 sq. feet)



Total area: approx. 98.2 sq. metres (1057.1 sq. feet)

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.
Plan produced using PlanUp.

| Energy Efficiency Rating | | Current | Potential |
|---|--|----------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 87 |
| (81-91) B | | 75 | |
| (69-80) C | | | |
| (55-68) D | | | |
| (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.

