

FREEHOLD



House - Terraced

LONGBRIDGE ROAD, DAGENHAM, RM8 2DD

Guide Price

£450,000

FEATURES

- ***CHAIN FREE***
- LOUNGE
- FITTED KITCHEN
- FIRST FLOOR SHOWER ROOM
- THREE BEDROOMS
- DINING ROOM
- CONSERVATORY
- APPROX 80FT REAR GARDEN



STEPS

Estate Agents

3 Bedroom House - Terraced located in

At a guide price of £450,000 - £475,000 Steps are delighted to offer for sale this CHAIN FREE three bedroom family home, located on Longbridge Road and therefore having excellent links into Barking, Romford and Goodmayes. To the ground floor the property comprises of a lounge, dining room, conservatory and fitted kitchen, with the three bedrooms and shower room to the first floor. With further benefits to include, gas fired central heating, double glazing, off street parking for 2 cars and a good sized rear garden offering the potential to extend STPP. An early viewing is highly advised to fully appreciate all that is on offer.

Entrance

Via uPVC door to hallway

Hallway

Laminate effect wood flooring. Under stairs storage cupboard. Built in cupboard. Staircase to first floor. Doors to

Lounge

13'4" x 11'10"

uPVC window to front. Laminate effect wood flooring. Radiator. Feature fire place.

Dining Room

10'4" x 9'1"

Laminate effect wood flooring. Radiator. uPVC French doors to conservatory

Conservatory

9'3" x 7'8"

Laminate effect wood flooring. uPVC windows. uPVC French doors to garden.

Kitchen

8'2" x 7'4"

Range of fitted wall and base units with work tops. Stainless steel single drainer sink unit with mixer taps and complimentary tiled splash backs. Built in oven and hob with canopy extractor hood over. Space for washing machine. uPVC window to rear.

First Floor Landing

Access to loft. Doors to

Bedroom One

13'6" x 11'3"

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

Bedroom Two

12'1" x 9'2"

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

Bedroom Three

10'4" x 6'7" max

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

Shower Room

5'10" x 5'6"

Corner shower cubical. Inset wash hand basin with mixer taps and cupboard under. Low level WC. Tiled walls and flooring. Radiator. Extractor fan. uPVC window to rear.

Rear Garden

80 approx

Commencing with a patio area leading to lawn with further patio area to rear. Shed to rear with power and light. Outside light.

Front Garden

Block paved. providing off street parking for two cars.

Agents Note.

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.



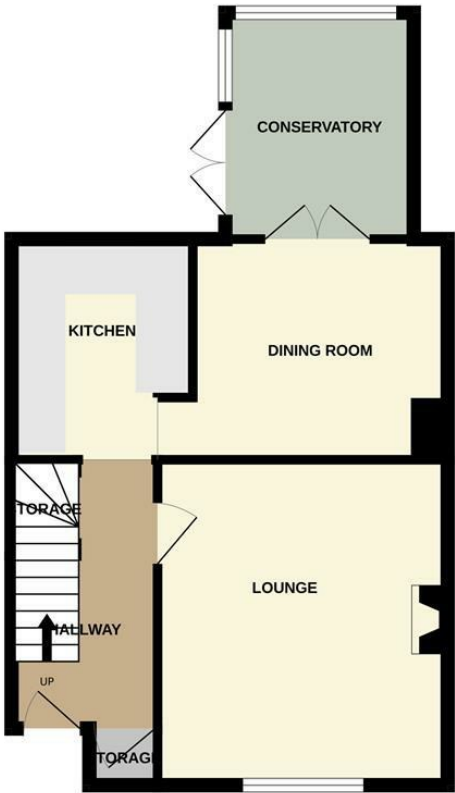
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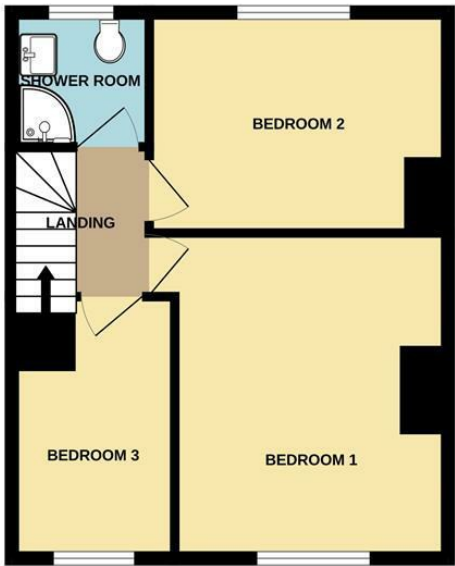
dagenham@steps.me.uk
www.steps.me.uk

Council Tax Band
C


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