

FREEHOLD



House - Terraced

# DOWNING ROAD, DAGENHAM, RM9 6LU

Asking Price

£375,000

## FEATURES

- 0.2 Miles From Tube Station
- Fitted Kitchen
- Ground Floor Bathroom
- Off Street Parking
- Two Bedrooms
- Lounge/Diner
- First Floor WC



**STEPS**

Estate Agents

# 2 Bedroom House - Terraced located in

## Entrance

Via uPVC door to internal porch

## Porch

3'1" x 2'9"

Laminate effect wood flooring. Door to

## Lounge/Diner

15'1" x 14'10"

uPVC window to front. Laminate effect wood flooring. Two radiators. Staircase to first floor. Door to kitchen

## Kitchen

14'7" x 5'8"

Range of fitted wall and base units with roll top work surfaces. Stainless steel single drainer sink unit with mixer taps. Tiled splash backs. Spaces for washing machine, cooker and fridge freezer. Wall mounted combi boiler. uPVC window to rear. uPVC French doors to garden. Door to bathroom

## Bathroom

11'2" x 4'9" max

Panel enclosed bath. Inset wash hand basin. Low level WC. Extractor fan. Tiled splash backs and flooring. Chrome effect heated towel rail. Obscure glazed uPVC window to rear.

## Landing

Access to loft. Doors to

## Bedroom One

12'0" x 10'0"

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

## Bedroom Two

11'1" x 9'2"

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

## WC

5'2" x 2'5"

Low level WC. Wash hand basin. Tiled walls and flooring. Extractor fan. Chrome effect heated towel rail. Obscure glazed uPVC window to rear.

## Rear Garden

40 - 45 approx

Patio area leading to lawn.

## Front Garden

Providing off street parking.

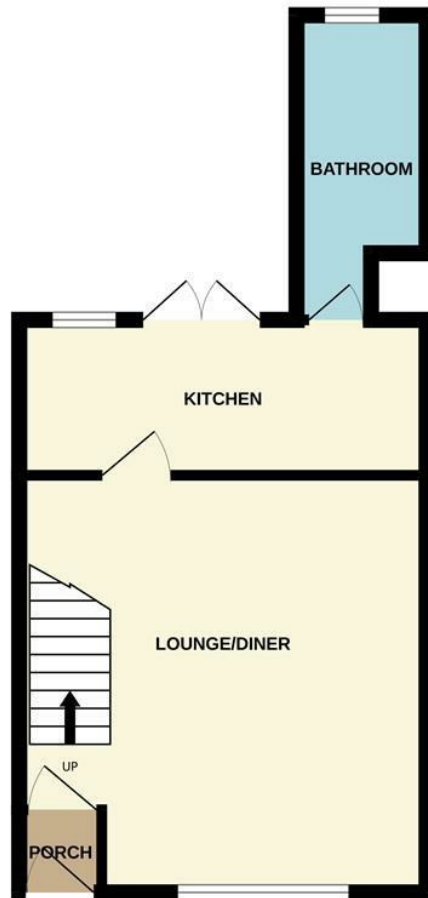
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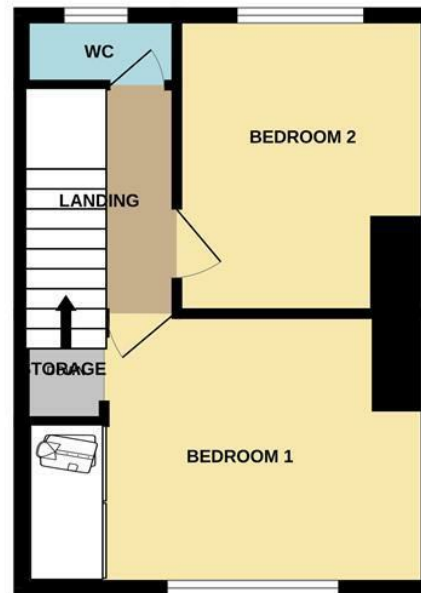


DAGENHAM SALES | STEPS ESTATE AGENTS, 298 HEATHWAY, DAGENHAM, ESSEX, RM10 8LU

GROUND FLOOR



1ST FLOOR



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**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		87
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.

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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