

FREEHOLD



House - Semi-Detached

# KEPPEL ROAD, DAGENHAM, RM9 5LX

Asking Price

£450,000

## FEATURES

- Semi Detached Family Home
- Lounge
- Ground Floor Bathroom
- Double Glazing
- Three Bedrooms
- Fitted Kitchen
- Gas Central Heating
- Summer House



**STEPS**

Estate Agents

# 3 Bedroom House - Semi-Detached located in Dagenham

Steps have great pleasure in offering for sale this three bedroom semi detached family home located just off Parsloes Avenue and therefore within easy access of local schools and transport facilities including being within a mile of Dagenham Heathway and Becontree District Line Tube Stations. To the ground floor the property consists of a lounge, fitted kitchen and lobby leading to the bathroom and separate WC. With the three bedrooms all to the first floor. With added benefits to include, gas fired central heating, double glazing, rear garden with summer house and off street parking. An internal viewing is highly recommended to fully appreciate all that is on offer!!

## Entrance

Via uPVC door to hallway

## Hallway

Laminate effect wood flooring. Radiator. Understairs storage cupboard. Staircase to first floor. Doors to

## Lounge

13'7" x 11'7"

Double glazed window to front. Laminate effect wood flooring. Radiator. Feature fire place with electric fire. Dado rail. Coving to ceiling.

## Kitchen

11'6" x 5'11"

Range of fitted wall and base units with roll top work surfaces. Stainless steel single drainer sink unit with mixer taps. Tiled splash backs. Built in oven and hob with canopy extractor over. uPVC window to rear.

## Utility Area

Spaces for washing machine and fridge freezer. Laminate effect wood flooring. Radiator. uPVC door to garden. Doors to

## Bathroom

5'6" x 4'8"

Panel enclosed bath with shower over. Pedestal wash hand basin. Tiled walls. Radiator. Obscure glazed uPVC window to side.

## WC

5'10" x 2'6"

Low level WC. Electric heater.

## Landing

Double glazed window to side. Access to loft. Doors to

## Bedroom One

14'9" > 17'10" (into alcove) x 9'0"

Two double glazed windows to front. Laminate effect wood flooring. Radiator. Built in cupboard over the stairs. Spot lights.

## Bedroom Two

10'10" x 9'2"

Double glazed window to rear. Laminate effect wood flooring. Dado rail. Coving to ceiling. Radiator.

## Bedroom Three

8'5" x 7'6"

Double glazed window to rear. Laminate effect wood flooring. Dado rail. Radiator.

## Rear Garden

51'11" x 25'9"

Mature rear garden commencing with a decking area leading to lawn and flower and shrub borders. Hard standing to rear. Ornamental pond. Side access. Summer House.

### Summer House

15'6" x 9'0"

Wooden summer house with power and light.

### Front Garden

Block paved to provide off street parking for 2 cars.

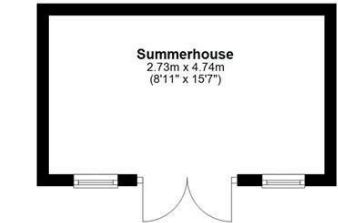
We routinely refer potential purchasers to Move with Us Ltd. It is your decision whether you choose to deal with Move with Us Ltd. In making that decision, you should know that we receive an annual payment benefits from Move with Us Ltd, equating to approximately £314.48 per referral.



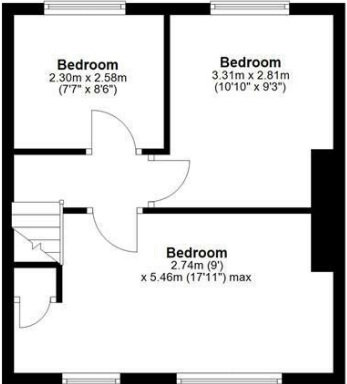
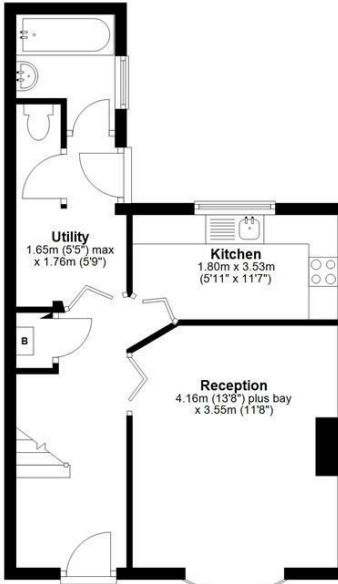
Call us on  
**020 8593 5933**  
[dagenham@steps.me.uk](mailto:dagenham@steps.me.uk)  
[www.steps.me.uk](http://www.steps.me.uk)

Council Tax Band  
**C**

**Ground Floor (excluding Summerhouse)**  
Approx. 39.6 sq. metres (425.9 sq. feet)



**First Floor**  
Approx. 37.5 sq. metres (403.7 sq. feet)



Total area: approx. 77.1 sq. metres (829.6 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) <b>A</b>		
(81-91) <b>B</b>		80
(69-80) <b>C</b>		
(55-68) <b>D</b>	59	
(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.

**STEPS**  
Estate Agents