

FREEHOLD



House - Terraced

# EMERALD GARDENS, DAGENHAM, RM8 1LH

Guide Price

£425,000

## FEATURES

- \*\*\*CHAIN FREE\*\*\*
- Lounge
- Fitted Kitchen
- Gas Central Heating
- Three Bedrooms
- Dining Area
- First Floor Bathroom
- Double Glazing



**STEPS**

Estate Agents

# 3 Bedroom House - Terraced located in

Guide Price of £425,000 - £450,000

Steps are pleased to be able to offer for sale this CHAIN FREE three bedroom family home, located on the every popular 'Mayfair Estate'. To the ground floor the property consists of a Lounge, Dining room and Fitted kitchen. To the first floor are the three bedrooms , bathroom and staircase leading to the loft room. With further benefits to include, gas fired central heating, double glazing and a double garage to the rear. This CHAIN FREE home deserves your immediate attention, call today to avoid disappointment.

## Entrance

Via door to porch with further door to

## Lounge

17'3" x 12'11"

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

## Dining Area

10'0" x 9'3"

uPVC patio doors to garden. Laminate effect wood flooring. Double radiator. Archway to kitchen

## Kitchen

10'0" x 7'6"

Range of fitted wall and base units with roll top work surfaces. One and a half bowl single drainer sink unit with mixer taps. Tiled splash backs. Built in oven and hob with extractor over. Space for washing machine. Wall mounted boiler. Laminate effect wood flooring. uPVC window to rear.

## Landing

Staircase to loft room. Doors to

## Bedroom One

13'0" x 10'0"

uPVC window to front. Radiator.

## Bedroom Two

10'9" x 10'0"

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

## Bedroom Three

6'11" x 6'11"

uPVC window to front. Radiator.

## Bathroom

6'1" x 5'10"

Panel enclosed bath with mixer taps and shower attachment. Pedestal wash hand basin. Low level WC. Tiled walls. Radiator. Obscure glazed uPVC window to rear.

## Loft Room

Boarded with a Velux window.

## Rear Garden

18'6"

Paved. South West facing. Door to Double garage.

## Double Garage

Up and over door. Power and light.

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.





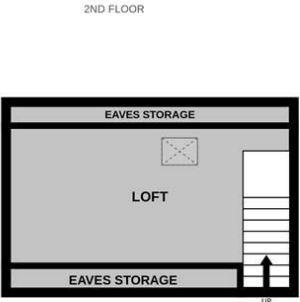
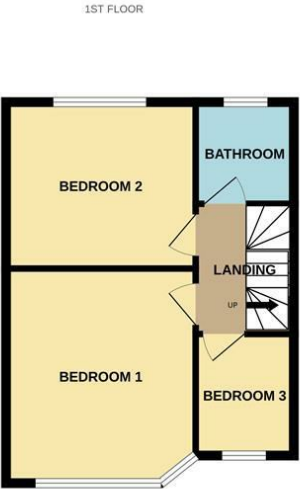
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Council Tax Band  
**C**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		92
(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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