

FREEHOLD



House - Semi-Detached

# SOUTH CLOSE, DAGENHAM, RM10 9NJ

Offers In The Region Of  
**£475,000**

## FEATURES

- THREE DOUBLE BEDROOMS
- FIRST FLOOR BATHROOM/WC
- GROUND FLOOR SHOWER ROOM/WC
- UTILITY ROOM
- HUGE LOFT SPACE
- OFF ROAD PARKING
- LARGE BACK GARDEN
- WALK DISTANCE TO TWO STATIONS



**STEPS**

Estate Agents

# 3 Bedroom House - Semi-Detached located in Dagenham

EXTENDED approx ten years ago....Potential to further extend (stpp) Situated in this quiet cul-de-sac close to Marsh Green Primary School this larger than average semi with THREE DOUBLE BEDROOMS, two reception rooms, fitted kitchen, utility room and TWO BATHROOMS/WC HUGE LOFT 24 x 18 (potential to extend stpp)  
Off road parking for two cars, large back garden and side access. Walk to either Heathway or Dagenham Dock.

## SPACIOUS HALLWAY

### LOUNGE

14 x 13  
Window to front.

### DINING ROOM

11'9" x 11'9"  
Window to front.

### KITCHEN

15 x 6  
Range of fitted base/wall units, window to rear.

### UTILITY ROOM

8 x 4'6"  
Door to garden.

### SHOWER ROOM

Three piece suite, window.

### LANDING

Access to large loft (24 x 18) max

### BEDROOM ONE

12'11" x 11'9"

### BEDROOM TWO

11'9" x 10'5"

### BEDROOM THREE

11'9" x 8'11"

### BATHROOM

With separate WC.

### EXTERIOR

Large front garden with off road parking. Side access to 60' x 40' approx back garden, paved. Three sheds, the largest measuring 12 x 8 with power.





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

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) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	60	
(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.

**STEPS**  
Estate Agents