

**Aldborough Road, Dagenham**  
**RM10 8AT**  
**Offers in Excess of £425,000 Freehold**

**Town & Country**  
residential sales and lettings



9 Osbornes Court, Victoria Place, Brightlingsea, Essex CO7 0EB 01206 302288  
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- SEMI-DETACHED BUNGALOW
- TWO DOUBLE BEDROOMS
- SPACIOUS LOUNGE
- KITCHEN/DINER
- CONSERVATORY
- FAMILY BATHROOM
- 100 FOOT GARDEN
- OFF ROAD PARKING
- CLOSE TO DISTRICT LINE TUBE STATION
- SHOPS & SCHOOLS WITHIN WALKING DISTANCE

**\*\* UNIQUE OPPORTUNITY \*\***

Presenting a unique opportunity to acquire this semi-detached bungalow. This property is ideal for the new owner who is looking for a project to make their own. The property offers ample living space with two double bedrooms, a generous lounge, spacious kitchen/diner, conservatory and a functional bathroom.

The lounge, boasting a charming bay window, offers a warm and welcoming space for family gatherings. Each bedroom is of a double size, providing enough space for comfort and relaxation. The main bathroom is equipped with both a shower and bath, catering to all preferences. The property also has a fitted kitchen and space for a dining for all of the family to enjoy. One of the most alluring features of this property is the expansive 100 foot garden. This outdoor space provides a wonderful space for gardening enthusiasts or those who simply enjoy outdoor living. In addition, the property features off-road parking, adding an element of convenience for residents.

Situated in a prime location, the property is within close proximity to the District Line tube station, shops and nearby schools, making the daily life a breeze. This adds to the family-friendly appeal of the property, as all necessities are within easy reach. This property, while in need of some updating, offers a wealth of potential with its generous living space, large garden, and convenient location. It is a perfect opportunity for those looking to create a bespoke family home.

**\*\* MOTIVATED SELLER WHO HAS FOUND THIER ONWARD PURCHASE \*\***

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The accommodation with approximate room sizes are as follows:

## **ENTRANCE HALL**

Partially glazed wooden entrance door, carpet flooring, centre light, two radiators, loft access hatch.

## **LOUNGE**

14' 7" x 11' 1" to Bay (4.44m x 3.38m)

Box bay window to front aspect carpet flooring, centre light, radiator, feature fireplace.

## **KITCHEN/DINER**

14' 3" x 11' 2" (4.34m x 3.40m)

Window to side aspect, Karndean flooring, centre light, radiator. Range of wall and base units incorporation eye level oven, gas hob with extractor over, 1½ bowl composite sink/drainers, space for washing machine, fridge/freezer, dining area.

## **CONSERVATORY**

11' 8" x 9' 11" (3.55m x 3.02m)

Door to rear aspect, windows to side and rear aspects, carpet flooring, wall mounted lights, radiator.

## **BEDROOM ONE**

11' 2" x 10' 9" (3.40m x 3.27m)

Window to side aspect, carpet flooring, centre light, radiator.

## **BEDROOM TWO**

11' 3" x 10' 6" (3.43m x 3.20m)

Window to side aspect, carpet flooring, centre light, radiator, fitted wardrobes and overhead cupboards.



### **FAMILY BATHROOM**

9' 10" x 8' 10" (2.99m x 2.69m)

Obscured window to side aspect, tiled flooring, panelled bath, combination vanity unit, separate shower enclosure, heated towel rail, partially tiled walls.

### **EXTERIOR**

#### **FRONT**

Block paved for parking, side access to garden.

#### **REAR**

100 foot rear garden, raised patio area with artificial grass, laid to lawn, side path, garden shed.









**Floor Plan**  
Floor area 84.8 sq.m.  
(913 sq.ft.)

Total floor area: 84.8 sq.m. (913 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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