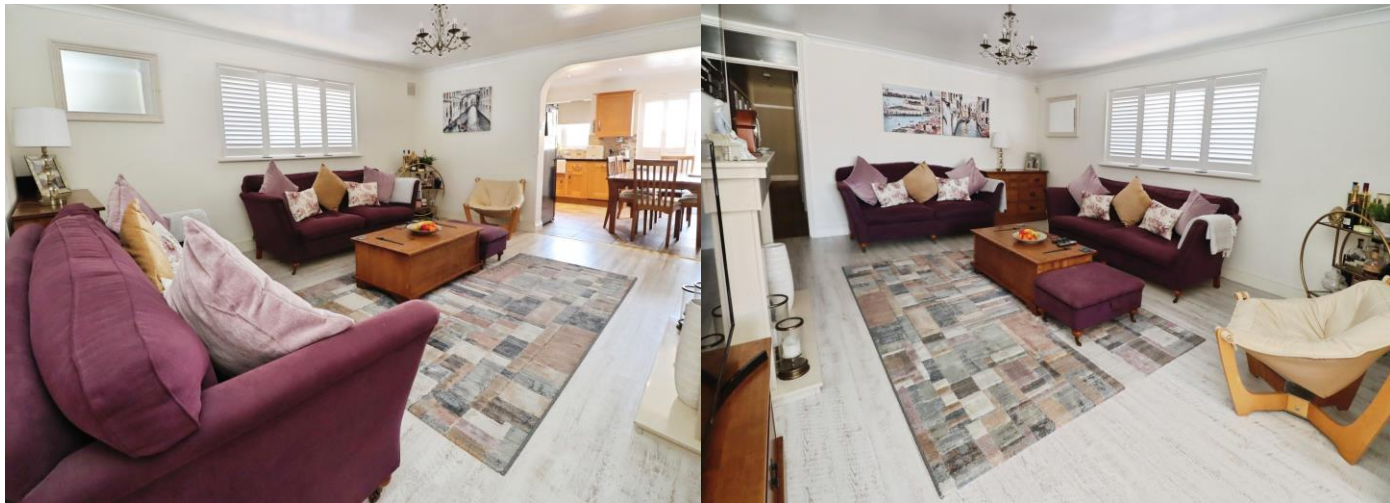


Aldborough Road, Dagenham
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Offers in Excess of £450,000 Freehold

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- SEMI-DETACHED BUNGALOW
- TWO DOUBLE BEDROOMS
- TWO ADDITIONAL LOFT ROOMS
- SPACIOUS LOUNGE
- KITCHEN/DINER with SEPARATE UTILITY ROOM

- FAMILY BATHROOM
- 100 FOOT GARDEN with PATIO AREA
- OFF ROAD PARKING
- CLOSE TO DISTRICT LINE TUBE STATION
- SHOPS & SCHOOLS WITHIN WALKING DISTANCE

**** TWO BEDROOMS with TWO ADDITIONAL LOFT ROOMS ****

This immaculate semi-detached bungalow, blends modern comfort with the charm of traditional British architecture. The property is located conveniently close to District Line underground station and local amenities, with schools in the surrounding vicinity, making it an ideal home for families. Proudly standing on the plot, the property is complemented by off-road parking, adding a layer of convenience to everyday life.

The heart of the home is the tastefully designed open-plan kitchen, fitted with sleek granite countertops, offering the perfect space for culinary exploration and family gatherings, there is a separate utility room for ease. The property boasts two double bedrooms, providing ample space for relaxation and comfort. The primary bathroom is elegantly designed, featuring a luxurious rain shower.

Further enhancing the liveability of this home is the open-plan reception room, a space that can easily accommodate diverse family activities, from quiet reading to lively family game nights. The property also has a unique loft room, a flexible space that could serve a variety of purposes based on your family's needs.

One of the standout features of this property is the expansive 100 foot garden. This outdoor space offers endless possibilities for landscaping and outdoor activities, making it a fantastic extension of the home. In summary, this bungalow offers a blend of modern comfort and traditional charm, creating a truly inviting family home. The location, combined with the thoughtfully designed interiors and unique features, makes this property a must-see.

**** MOTIVATED SELLER WHO HAS FOUND THEIR ONWARD PURCHASE ****



The accommodation with approximate room sizes are as follows:

ENTRANCE HALL

uPVC partially glazed entrance door, Karndean flooring, inset spot lights, two radiators.

LOUNGE

17' 8" x 14' 10" (5.38m x 4.52m)

Window to side with wooden shutter, White Painted Oak Karndean flooring, centre light, radiator, feature fireplace.

KITCHEN/DINER

14' 10" x 11' 0" (4.52m x 3.35m)

French doors to rear, window to rear aspect with shutter, tiled flooring, inset spot lights, radiator. Range of wood effect wall and base units with contrasting Black Granite worktops, integrated Belfast sink with drainer grooves incorporated in the worktop, dishwasher, space for range cooker and fridge/freezer, dining area.

UTILITY ROOM

11' 8" x 3' 6" (3.55m x 1.07m)

Carpet flooring, centre light, wall mounted boiler, plumbing for washing machine, shelving.

BEDROOM ONE

12' 7" x 9' 1" (3.83m x 2.77m)

Box bay window to front aspect with shutters, White Painted Oak Karndean flooring, inset spot lights, centre light, radiator. Range of John Lewis fitted wardrobes.

BEDROOM TWO

10' 0" x 8' 11" (3.05m x 2.72m)

Window to side aspect, laminate flooring, centre light, radiator, built in wardrobe and chest of drawers, under stairs cupboard.



FAMILY BATHROOM

11' 6" x 6' 1" (3.50m x 1.85m)

Obscured window to side aspect, tiled flooring, inset spot lights, panelled bath, combination counter top vanity unit, modern wet room style shower enclosure with Rainfall shower, heated towel rail, fully tiled walls.

INNER HALL

Stairs to loft rooms.

LOFT ROOM ONE

20' 0" x 10' 11" (6.09m x 3.32m)

Window to front aspect, Velux style roof light, carpet flooring, centre light, radiator, under eaves storage, loft access hatch, reduced height to sides.

LOFT ROOM TWO

21' 7" x 10' 9" (6.57m x 3.27m)

Window to rear aspect, Velux style roof light, carpet flooring, inset spot lights, radiator, under eaves storage, loft access hatch, reduced height to side.

EXTERIOR

FRONT

Block paved for parking, side access to garden.

REAR

100 foot rear garden, patio area, laid to lawn, water feature with power outlets, two garden sheds.









Ground Floor Floor area 88.8 sq.m. (956 sq.ft.)
First Floor Floor area 42.2 sq.m. (454 sq.ft.)

Total floor area: 131.0 sq.m. (1,410 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		

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