



## Hatfield Road, Dagenham

£375,000 Freehold

CHAIN FREE • Very Well Preseted • 1st Floor Bathroom • Double Glazed • Gas Central Heating • 52 Foot Rear Garden • Easy Access To Heathway District Line Station • Close To Schools, Shops & Bus Routes



Stoneshaw

Chain free two-bedroom mid-terraced house, well presented with modern kitchen, 1st floor bathroom, gas heating, near Heathway Station, schools, shops, and bus routes. Ideal for first-time buyers.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D



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**Hallway**

Via Double glazed door . Laminated Floor ,radiator leading to under stairs storage housing gas and electric meters.

**Lounge**

12' 11" x 12' 8" (3.93m x 3.87m)

Laminated floor, radiator, flat plastered walls and ceiling, double glazed window to front aspect.

**Kitchen**

10' 0" x 8' 0" (3.04m x 2.45m)

Eye and base level units with granite effect work tops. Integrated Electric oven with hob and extractor. Free standing washing machine and fridge freezer. Ceramic white tiles and grey floor tiles with a mounted wall gas boiler (untested) and double glazed window and door to garden.

**1st Floor Landing**

Fitted carpet, flat plastered ceiling and walls with loft access.

**Bedroom 1**

16' 2" x 9' 10" (4.93m x 3.00m)

Fitted carpet with flat plastered ceilings and walls. Radiator with double window to front aspect.

**Bedroom 2**

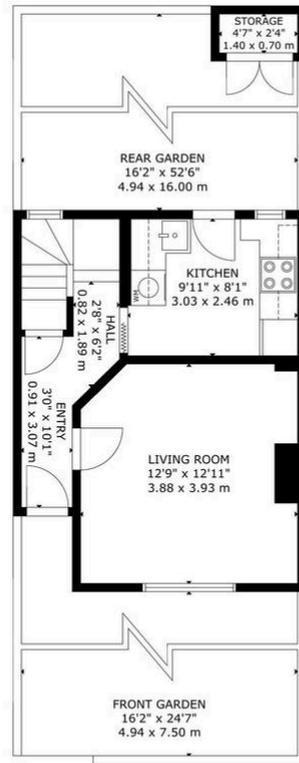
11' 5" x 7' 11" (3.47m x 2.41m)

Fitted carpet with flat plastered walls and ceilings with radiator and window to rear.

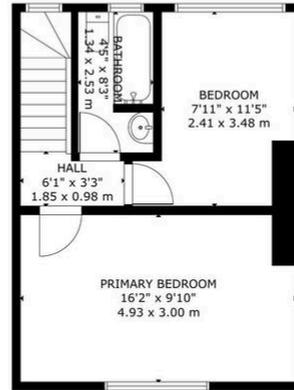
**Bathroom**

8' 4" x 4' 5" (2.53m x 1.34m)

Modern 3 piece toilet, bath and vanity sink unit . Panel enclosed bath with mixer tap and shower attachment with glass door.and heated towel rail.Double glazed obscure window to rear aspect.



GROUND FLOOR



FIRST FLOOR

GROSS INTERNAL AREA  
TOTAL: 64 m<sup>2</sup>/684 sq.ft  
GROUND FLOOR: 31 m<sup>2</sup>/332 sq.ft, FIRST FLOOR: 33 m<sup>2</sup>/352 sq.ft  
EXCLUDED AREAS: FRONT GARDEN: 38 m<sup>2</sup>/412 sq.ft, REAR GARDEN: 78 m<sup>2</sup>/836 sq.ft, STORAGE 1 m<sup>2</sup>/11 sq.ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



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