

## Rainham Road South, Dagenham

£520,000 Freehold

Excellent Condition Throughout • Walking to Dagenham East Station • Modern Ground Floor Shower Room and Top Floor Bathroom • Double Glazing • Off Street Parking For 2 Cars • Versatile Living Space • Well Maintained Low Maintenance Garden • Modern Kitchen/Breakfast Room • Spacious Living & Dining Areas



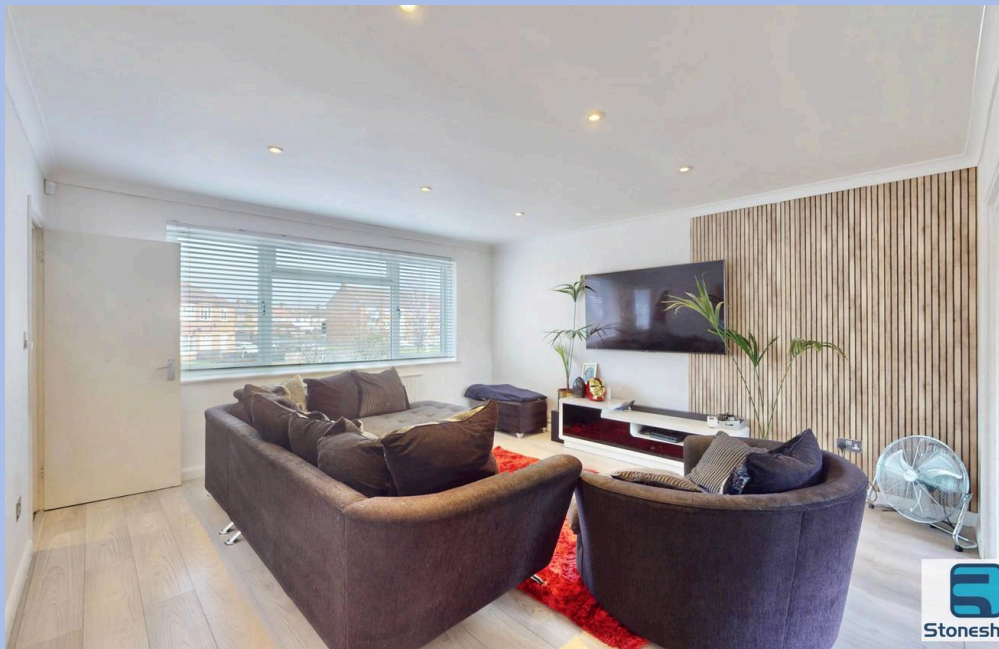
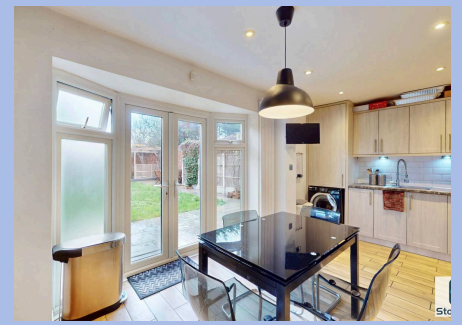
Well presented 3 bed detached townhouse with spacious living & dining areas, modern kitchen/breakfast room, south/west facing garden, parking, garage, near Dagenham East Station, schools, and shops.

Council Tax band: D

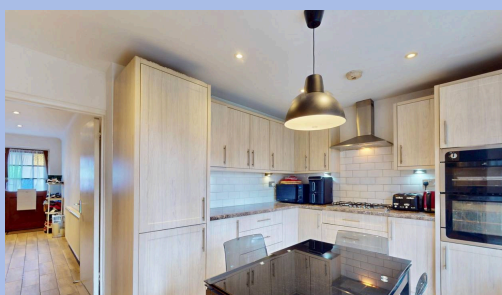
Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: G



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**Hallway**

16' 7" x 4' 10" (5.05m x 1.47m)

Long and wide hallway with wooden effect tiles. Flat plastered walls with spotlights and housing a double radiator.

**Downstairs Shower Room**

9' 5" x 2' 7" (2.86m x 0.79m)

Shower room with toilet, basin and marble flooring and tiles with UPVC double glazed obscure window to rear aspect.

**Kitchen**

17' 2" x 9' 3" (5.24m x 2.83m)

Eye and base level units with attractive modern fitted cupboards and granite effect worktops. Gas hob cooker with extractor fan and built in electric oven. The kitchen houses a stainless steel sink with a mixer tap and plumbing for a washing machine. Flat plastered walls with spotlights and tile splash backs. Double UPVC French doors leading to garden.

**Bedroom 3**

6' 6" x 9' 0" (1.97m x 2.75m)

Flat plastered walls with carpet and radiator and double glazed UPVC window to rear aspect.

**Living Area**

17' 2" x 14' 1" (5.23m x 4.30m)

Flat plastered walls and ceiling with spotlights and a feature wooden wall effect. Wooden laminate flooring housing a double radiator and UPVC windows to front aspect.

**Dining Area**

11' 6" x 10' 6" (3.51m x 3.20m)

Flat plastered walls and ceiling with spotlights and wooden feature wall separated with modern sliding doors and laminate flooring.

**Bedroom 1**

14' 11" x 14' 8" (4.55m x 4.48m)

Good size master bedroom with flat plastered walls and double radiator and flat plastered walls, spotlight and carpet with a built in storage cupboard and double radiator. Full length UPVC windows to front aspect.

**Bedroom 2**

11' 7" x 9' 5" (3.54m x 2.88m)

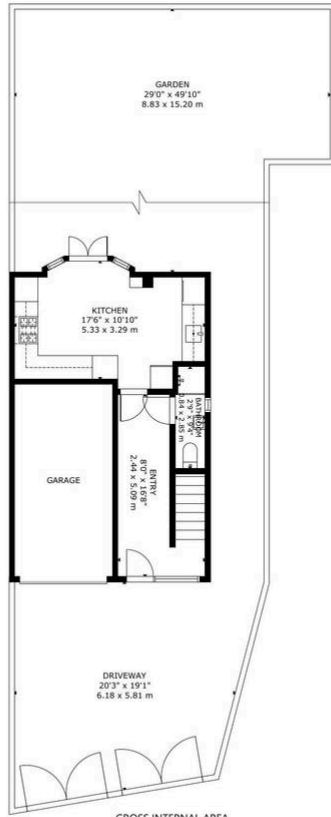
Flat plastered walls and ceiling and modern stainless steel light and radiator and carpet. UPVC window to rear aspect.

**Bathroom**

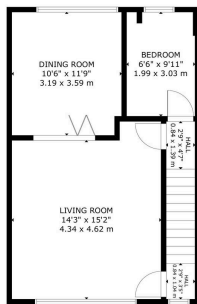
8' 0" x 6' 7" (2.45m x 2.01m)

Modern 3 piece suite with a separate shower with glass cubicle. Marble tiled throughout with obscure UPVC window to side aspect. Housing a stainless steel radiator and spotlights.

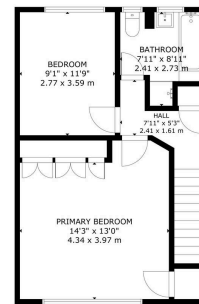
GROUND FLOOR



GROSS INTERNAL AREA TOTAL: 120 m<sup>2</sup>/1,278 sq ft  
GROUND FLOOR: 30 m<sup>2</sup>/318 sq ft. FIRST FLOOR: 45 m<sup>2</sup>/480 sq ft. SECOND FLOOR: 45 m<sup>2</sup>/480 sq ft  
EXCLUDED AREAS: PATIO: 36 m<sup>2</sup>/389 sq ft. GARDEN: 125 m<sup>2</sup>/1,343 sq ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



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