



Dagenham Road, Romford, RM7 0BT

- Vacant with No Onward Chain
 - Three Bedrooms
- 18 Min Walk to Romford Station (source: google maps)
 - Driveway For Two Vehicles
 - West Facing Rear Garden
 - Ground Floor Bathroom & WC
- Stone's Throw from Oldchurch Park & Local Shops

£425,000 - Freehold - Council Tax: D

Dagenham Road

Romford, RM7 0BT



Entrance Hall

Entrance door, double glazed window. Radiator, carpet.

Reception Room

21'9 x 13'8 max sizes (6.63m x 4.17m max sizes)
Double glazed windows to two aspects, double glazed door to rear garden. Radiator with thermostatic valve, carpet.

Ground Floor Bathroom

6'5 x 5'3 (1.96m x 1.60m)
Double glazed window. Suite comprising of large walk in shower, wash basin with cupboard beneath, smooth ceiling, extractor, spotlights, tiled walls, heated towel rail, tiled floor.

Ground Floor WC

5'3 x 2'8 (1.60m x 0.81m)
Double glazed window. Low level wc, tiled walls, radiator, tiled floor.

Kitchen/Dining Room

15'3 x 13'8 max sizes (4.65m x 4.17m max sizes)
Two double glazed windows. Range of base and eye level wall cabinets with worktops, single drainer double bowl stainless steel sink, four burner gas hob with overhead extractor hood, integrated oven, stairs to first floor, cupboard under stairs, radiator with thermostatic valve, part carpet and part vinyl flooring.

First Floor Landing

Double glazed window. Access to loft, carpet.

Bedroom One

13'8 x 11'11 max sizes (4.17m x 3.63m max sizes)
Double glazed window. Built in wardrobe, radiator with thermostatic valve, carpet.

Bedroom Two

12'3 x 7'8 (3.73m x 2.34m)
Double glazed window. Radiator with thermostatic valve, carpet.

Bedroom Three

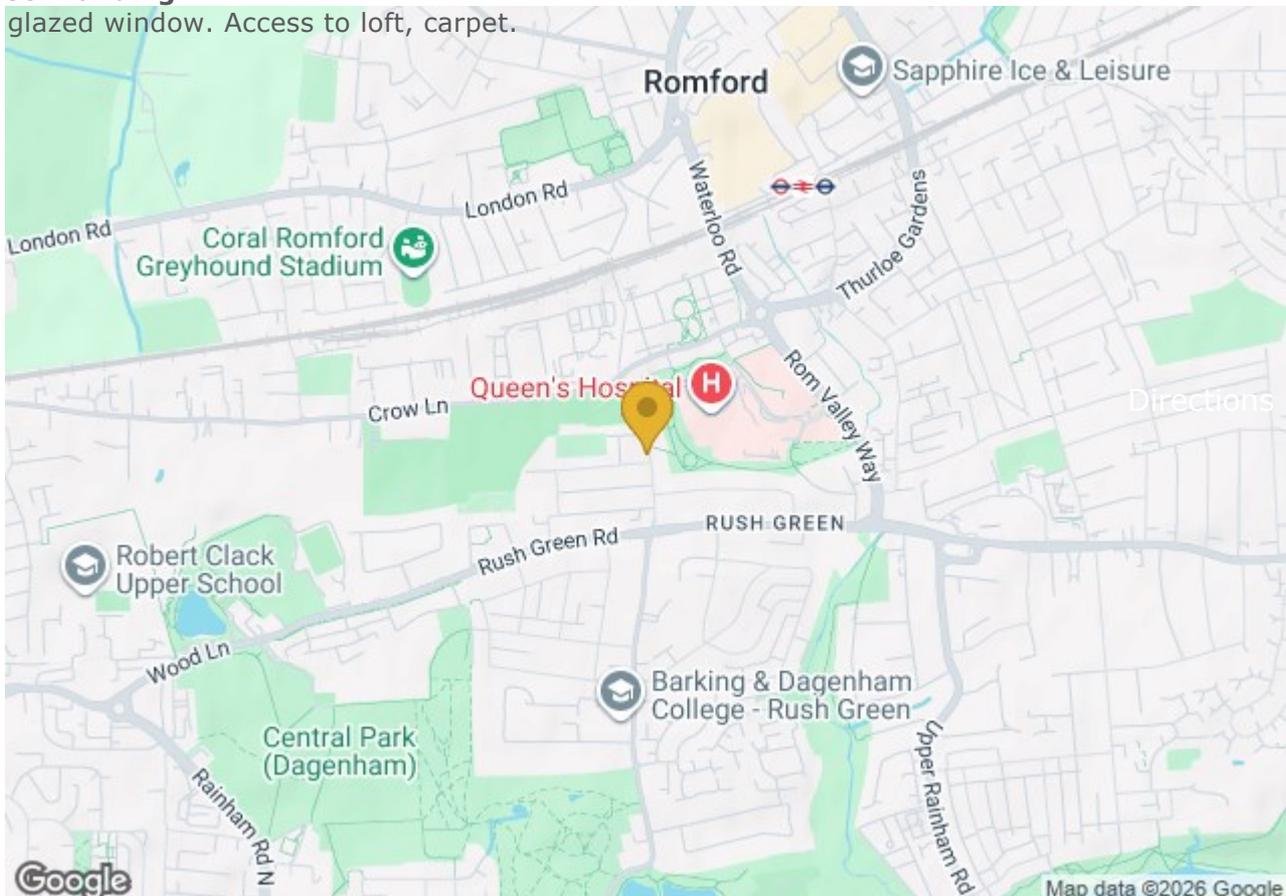
7'5 x 5'7 (2.26m x 1.70m)
Double glazed window. Radiator with thermostatic valve, carpet.

Parking

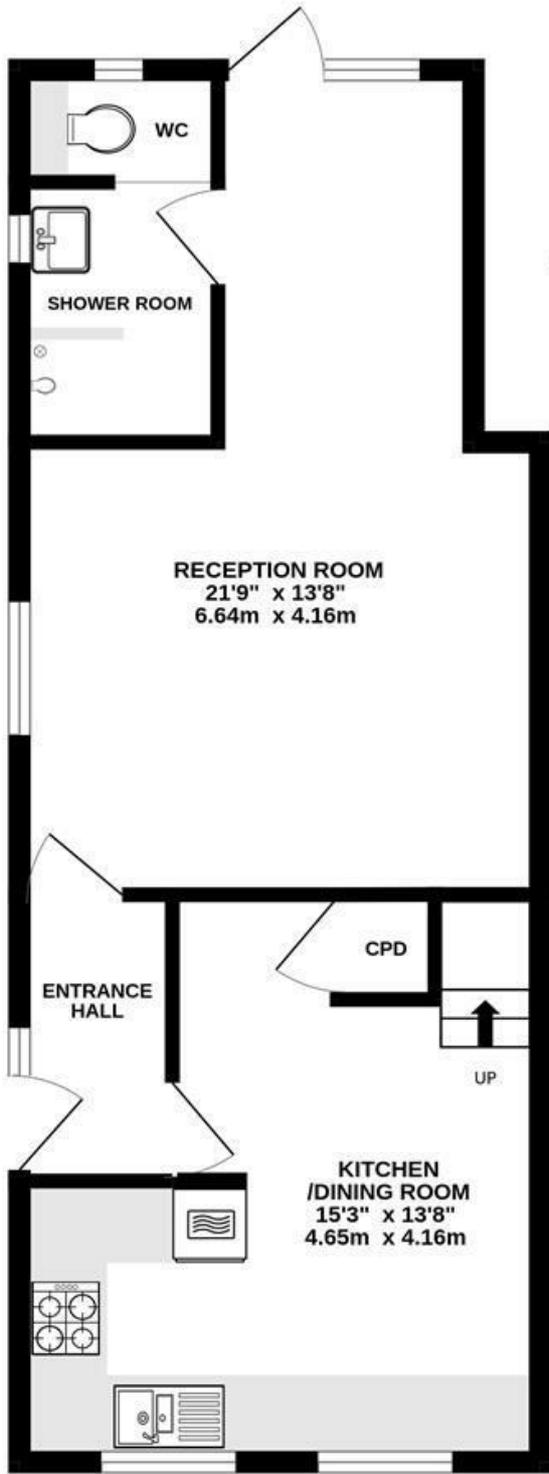
Off road parking for several vehicles to front via dropped kerb.

Rear Garden - West Facing

46' approx. (14.02m approx)
Mainly laid to lawn, pedestrian side access via gate, slabbed path to hardstanding area to the rear of the garden with two sheds, outside tap, outside light.



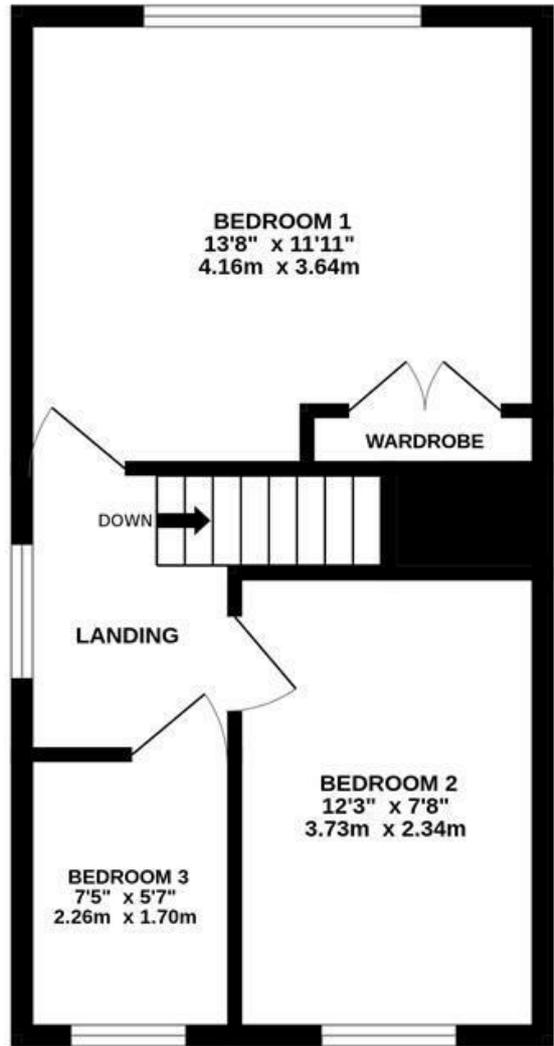




GROUND FLOOR
484 sq.ft. (45.0 sq.m.) approx.

TOTAL FLOOR AREA : 842 sq.ft. (78.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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1ST FLOOR
358 sq.ft. (33.3 sq.m.) approx.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Material Information:
Council Tax Band: D
Tenure: Freehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		