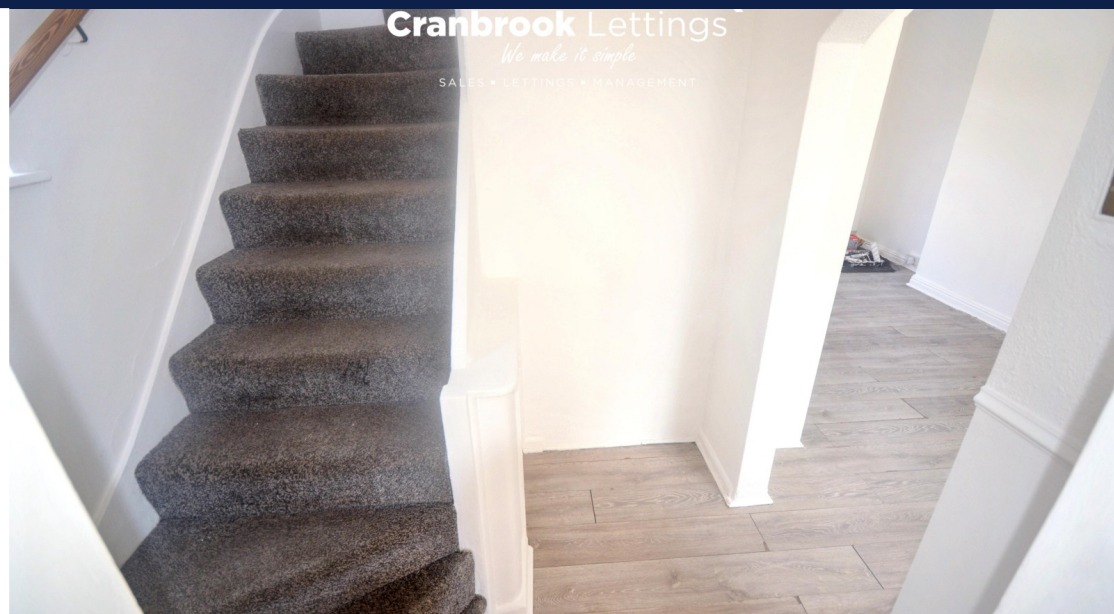


Cranbrook Lettings
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SALES • LETTINGS • MANAGEMENT

 **3**
Bedrooms

 **1**
Bathroom



*****Guide Price £400,000 - £425,000 *****

Located on Rugby Road in Dagenham, the property comprises Three bedrooms, Open plan Lounge/Kitchen, a ground-floor bathroom with a separate WC.

The ground floor features a spacious kitchen/diner measuring approximately **5.03m x 6.06m**, providing ample space for both dining and entertaining. The kitchen is fitted with essential appliances, including a cooker and sink, along with generous worktop and storage space for everyday living.

The reception room offers a comfortable and versatile living area, ideal for relaxing or hosting guests. The ground-floor bathroom is fitted with a bathtub , while the separate WC adds extra convenience for busy households.

First Floor, the principal bedroom measures approximately **4.05m x 2.72m**, offering a generous space for sleeping and storage. The second bedroom measures **2.51m x 3.20m**, and the third bedroom measures **2.30m x 2.33m**, making them suitable as children's playroom, or a home office.

Rear Garden: (in excess of 30.48m (in excess of 100').

Externally, the property benefits from a private enclosed rear garden, providing an ideal outdoor space for relaxing, entertaining, or gardening.

Benefits from on-road permit holder parking.

Situated in a popular residential area of Dagenham, the property enjoys easy access to a range of local amenities, including shops, schools, parks, and excellent public transport links.

Additional Information:

- **EPC Rating:** D
- **Council Tax Band:** C
- **Parking:** On-road permit holder parking

An internal viewing is highly recommended. Contact us to arrange a viewing.

Property Disclaimers: The images above or video sent may not be a true likeness of the House / apartment and are for illustration purposes only. Even though you can

view a property virtually or via video, we highly recommend that you actually view the property in person.

Successful buyers will be required to complete anti-money laundering and proof of funds checks. Please note that a sale cannot be formally agreed, and a memorandum of sale cannot be issued, until all parties have provided valid identification and the verification process has been successfully completed.



Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

