

Cranbrook Lettings
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SALES • LETTINGS • MANAGEMENT



 4
Bedrooms

 2
Bathrooms



Four-Bedroom End-Terrace House with Generous Garden in Dagenham.

*****Refurbishment works required*****Chain Free *****

Additional Land available for Construction of a two storey 3 bedroom dwelling STPP .

Located in the popular residential area of Dagenham, this well-proportioned four-bedroom end-terrace house on Amidas Gardens offers spacious and versatile accommodation, making it an ideal family home.

Upon entering, the property features a entrance hallway providing access to the main living areas. The two reception rooms offer excellent flexibility and can be used as a formal living room, dining area, family room, playroom or home office, depending on the needs of the new owners.

The kitchen provides a practical and functional space for everyday cooking and dining, with scope for the incoming purchaser to personalise and modernise to their own taste.

The first floor comprises Three well-proportioned bedrooms, providing comfortable accommodation for a growing family. The property benefits from a **convenient WC on the ground floor and utility room**, while the **main family bathroom is located on the first floor**.

Externally, the property benefits from a **generous rear garden**, providing an excellent outdoor space for families, entertaining, gardening or simply enjoying the warmer months. As an end-terrace property, the house also offers additional potential and a greater sense of space compared with a typical mid-terrace home.

The property currently has an **EPC rating of D** , with potential for improvement, subject to the relevant works and assessment.

Amidas Gardens is conveniently situated for access to a range of local amenities, including schools, shops, parks and everyday services. Dagenham also benefits from a range of transport links, providing convenient connections to surrounding areas and Central London.

Overall, this is a spacious and versatile four-bedroom family home offering generous living accommodation, a substantial garden and excellent potential for further improvement and personalisation.

Key Features:

- Four-bedroom end-terrace family home
- Two reception rooms

- Ground-floor WC
- First-floor family bathroom
- Generous rear garden with additional land.
- Spacious and versatile accommodation
- EPC Rating D
- Convenient Dagenham location
- Suitable for families and owner-occupiers

Contact us to arrange a viewing.

Conservatory 10' 2" x 19' 3" (3.10m x 5.87m)

Lounge Diner 9' 11" x 22' 4" (3.02m x 6.81m)

W.C. 2' 2" x 2' 6" (0.66m x 0.76m)

Utility 5' 9" x 7' 7" (1.75m x 2.31m)

Hallway 5' 6" x 20' 4" (1.68m x 6.20m)

Kitchen 11' 5" x 9' 3" (3.48m x 2.82m)

Bedroom 3 11' 6" x 10' 2" (3.51m x 3.10m)

Porch

Main Bedroom 9' 11" x 22' (3.02m x 6.71m)

Bathroom 8' 2" x 7' 4" (2.49m x 2.24m)

Bedroom 4 9' 1" x 10' 8" (2.77m x 3.25m)

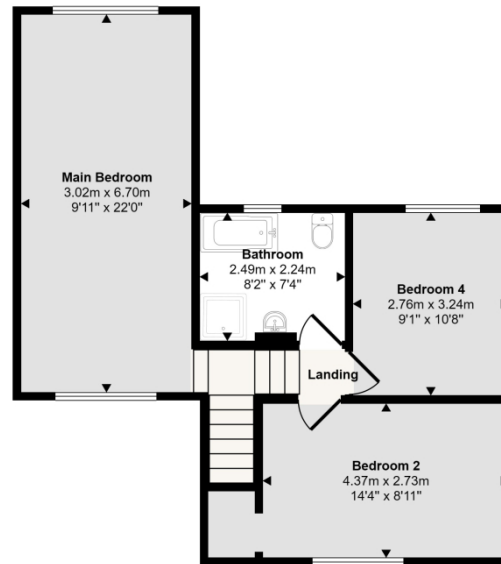
Landing

Bedroom 2 14' 4" x 8' 11" (4.37m x 2.72m)

Approx Gross Internal Area
135 sq m / 1450 sq ft



Ground Floor
Approx 81 sq m / 871 sq ft



First Floor
Approx 54 sq m / 579 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy rating and score

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

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	59 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

