



254 Stamford Road, Dagenham, RM9 4EJ

Guide Price £350,000

- Two-bedroom terraced house
- First-floor bathroom
- Close to schools and transport links
- Spacious reception room
- Off-street parking
- Potential to extend to the rear and loft (subject to planning)
- Guide Price £350.000 - £375.000

# 254 Stamford Road, Dagenham RM9 4EJ

Maybury Estates are delighted to offer for sale this well-presented two-bedroom terraced home, ideal for first-time buyers, small families, or investors.

The property offers a bright reception room, fitted kitchen, and a first-floor family bathroom, along with two well-proportioned bedrooms. Externally, there is a good-sized rear garden—perfect for relaxing or entertaining—and the added benefit of off-street parking to the front.

Conveniently located, the property is within easy reach of well-regarded schools including Monteagle Primary School and Jo Richardson Community School. A range of local shops and amenities are nearby, with excellent transport links via Becontree Underground Station and Upney Underground Station, providing direct access into Central London.

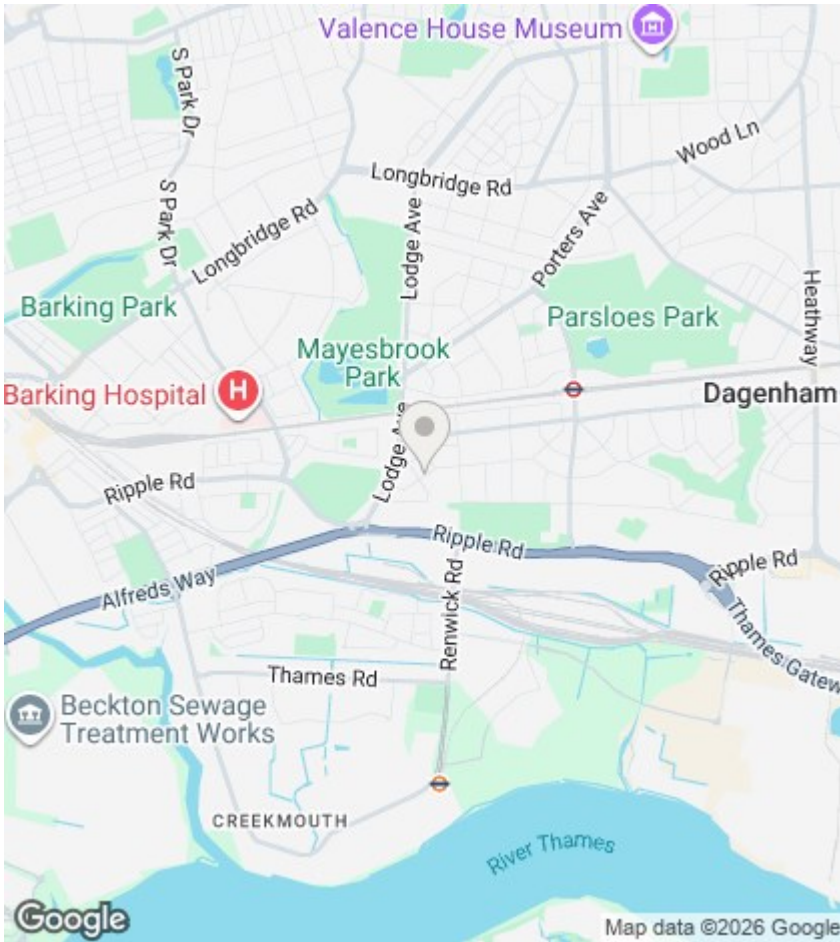
Guide Price £350,000 - £375,000



Council Tax Band: C







## Directions

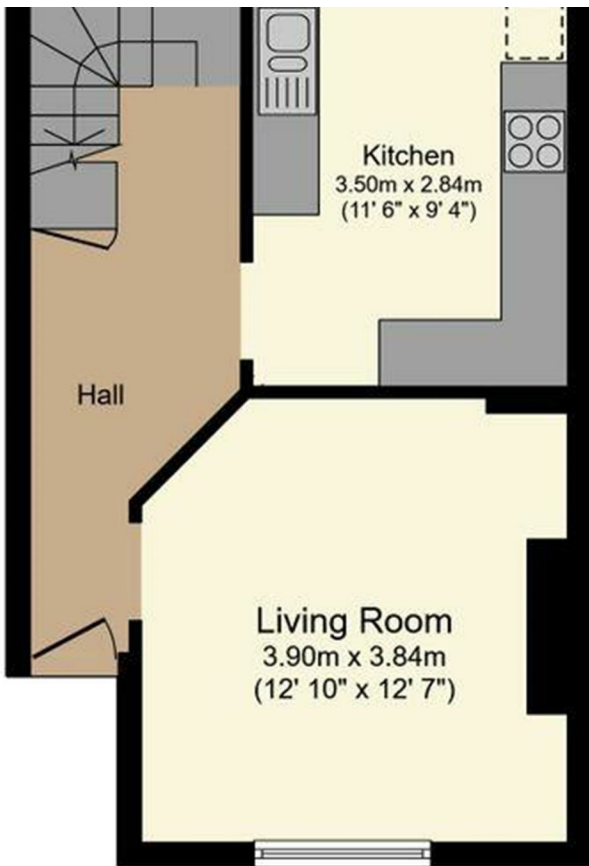
## Viewings

Viewings by arrangement only. Call 0207 018 0660 to make an appointment.

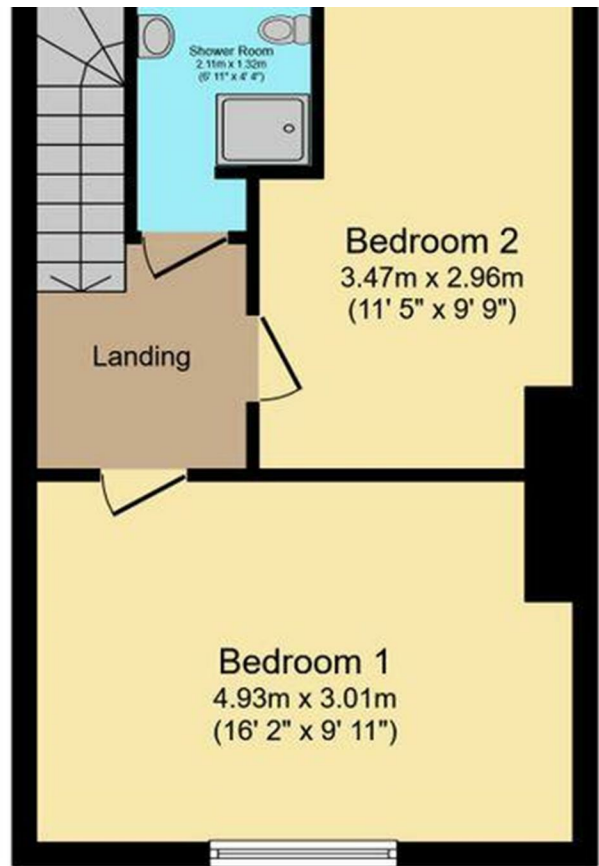
## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Ground Floor



First Floor