



## Baron Road Dagenham, RM8 1UA

Edward Chase is delighted to present to the residential lettings market this fabulous 2 bedroom semi-detached house located a short walk to Chadwell Heath Station (Elizabeth Line). This house is in a prime location and benefits from local schooling options, amenities and transport links. We feel this would be an ideal choice for growing families. This property has several key features such as: - Gas central heating - Combination boiler - 2 large double bedrooms - Fitted wardrobes - Master bathroom to first floor - Double glazed windows - Large rear garden - Side alley - Through lounge - TV backdrop wall with electric heater - Modern kitchen - White goods optional - Street permit parking

How to view this property: Please complete the online enquiry form by selecting 'email agent'. Once your full name, email and contact number is submitted to Edward Chase we shall register your interest. When our lettings team have finalised a viewing date and time, they

- Amazing 2 Bedroom unfurnished House to Rent
- EPC Rating D, Council Tax Band C, London Bough of Barking and Dagenham
- First Floor Tiled Master Bedroom, Combination Boiler, Double Glazed Windows
- Semi Detached House Only A Short Walk to Chadwell Heath Station (Elizabeth Line)
- Two Large Double Bedrooms Both with Fitted Wardrobes
- Property Has Spacious Through Lounge lead into a Rear Kitchen Reception

**Monthly Rental Of £1,999**

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opportunity to confirm the viewing. Lettings Edward Chase estate agents offer a bespoke, professional, ARLA accredited Lettings & Management service. If you would like a free property appraisal to gauge the rental potential of your property or you are considering a buy to let purchase, please feel free to contact Sukhbir Basra, Branch Manager to arrange an appointment. Edward Chase estate agents specialise in Ilford, Redbridge, Seven Kings, Goodmayes, Chadwell Heath, Newbury Park, Barkingside, Chadwell Heath, Barking, Canary Wharf, Docklands, Romford, Chigwell, Dagenham, Newham, Royal Wharf and the surrounding East London vicinity. Edward chase estates agents Lorimer Village, Goodmayes site. Our enthusiastic team of estate agents in Ilford are the local experts covering the postcodes of IG1, IG2, IG3, IG4, IG5, IG6, IG7 IG8. Our enthusiastic team of estate



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon where making property valuations, design considerations or any other such relevant decisions. We accept no responsibility for liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

## MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.