

**Cranbrook Lettings**  
*We make it simple*  
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

