



35 Rothwell Gardens, Dagenham, RM9 4JD

Guide Price £425,000

- Substantial corner plot with development potential (STPP)
- Blank canvas with excellent scope to add value
- Recently renovated kitchen and bathroom
- Guide Price £400,000 - £425,000
- Three-bedroom semi-detached house
- Off-street parking
- Three well-proportioned bedrooms

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Maybury Estates are delighted to offer for sale this three-bedroom semi-detached home, occupying a substantial corner plot with excellent potential to extend or develop, subject to the necessary planning permissions.

Offering a fantastic blank canvas for buyers looking to create a home tailored to their own taste and style, the property would benefit from general modernisation throughout. The kitchen and bathroom have both been recently renovated, providing a great starting point for further improvements.

The accommodation comprises three well-proportioned bedrooms on the first floor. The ground floor features a spacious lounge, a recently fitted kitchen and a modern family bathroom.

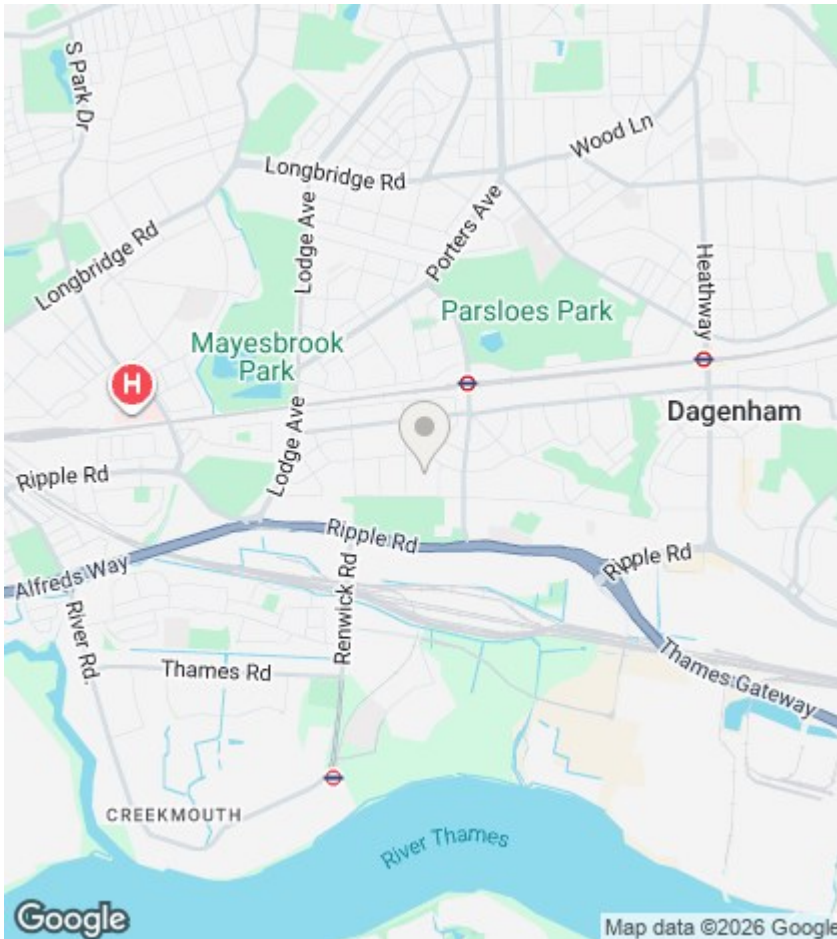
Externally, the property benefits from off-street parking and an impressive side plot, presenting an exciting opportunity for extension or future development (subject to the necessary planning consent).

This property is ideal for families, investors or developers seeking a home with significant scope to add value in a popular residential location.



Council Tax Band: C





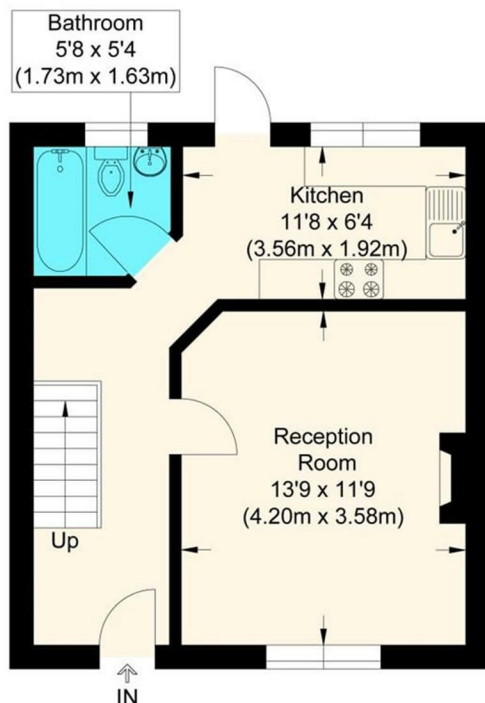
Directions

Viewings

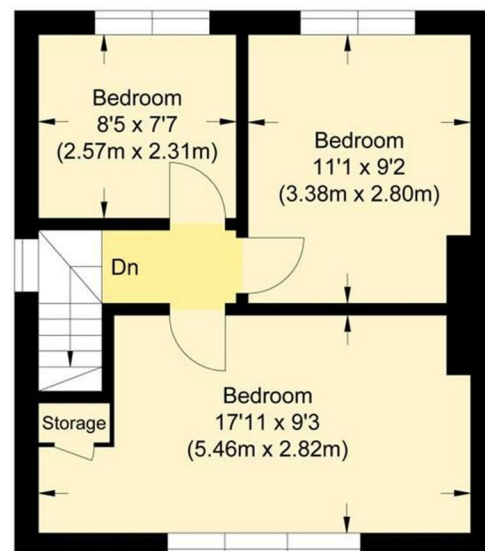
Viewings by arrangement only. Call 0207 018 0660 to make an appointment.

EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(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



Rothwell Gardens

Approximate Gross Internal Floor Area : 68.20 sq m / 734.09 sq ft

Illustration for identification purposes only; measurements are approximate, not to scale