

FREEHOLD



House (EPC Rating: D)

23 LICHFIELD ROAD, DAGENHAM, RM8 2AT

Offers over

£400,000

Green Lane Residential

Your personal estate agents with over 50 years experience



3 Bedroom House located in Dagenham

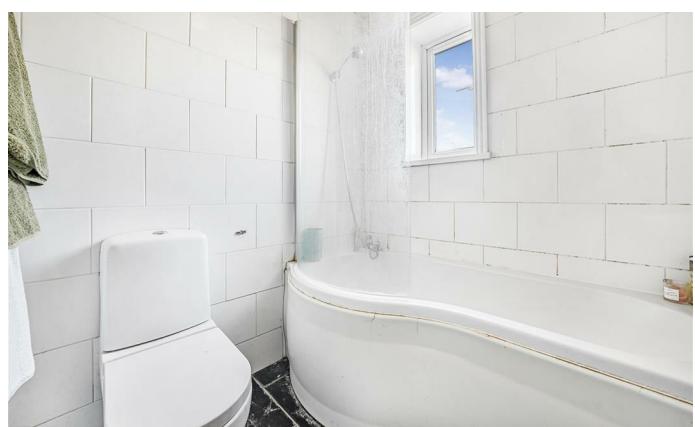
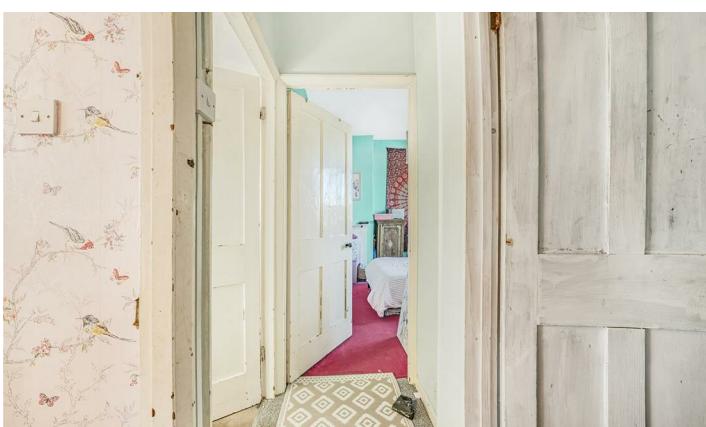
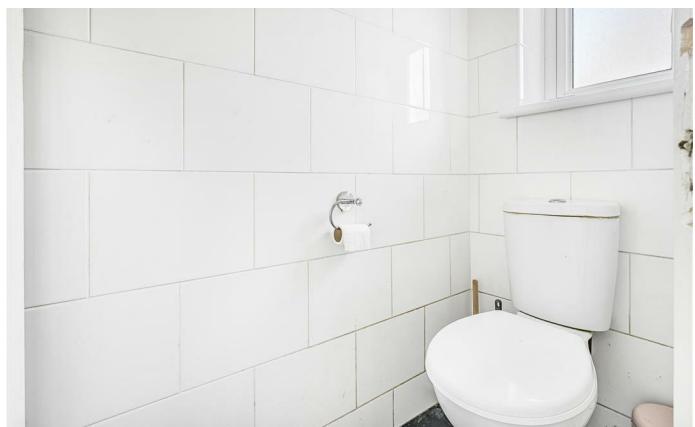
Green Lane Residential is delighted to offer this well-presented three-bedroom end-of-terrace family home, providing over 860 sq ft of versatile accommodation and representing an excellent opportunity for families and buyers seeking future potential.

The property comprises two double bedrooms and a large single bedroom, along with a first-floor family bathroom and a separate WC conveniently located off the half landing. Further benefits include double glazing throughout and gas central heating, ensuring comfort and efficiency year-round.

Externally, the home enjoys a substantial rear garden, ideal for both family use and entertaining. Situated within the garden is a timber-built garden room, offering flexible use as an entertainment space, home office, or hobby room.

The generous garden size also provides significant scope for a ground-floor extension (subject to the usual planning consents), with minimal impact on the remaining outdoor space, making this a fantastic opportunity to further enhance and add value to the property.





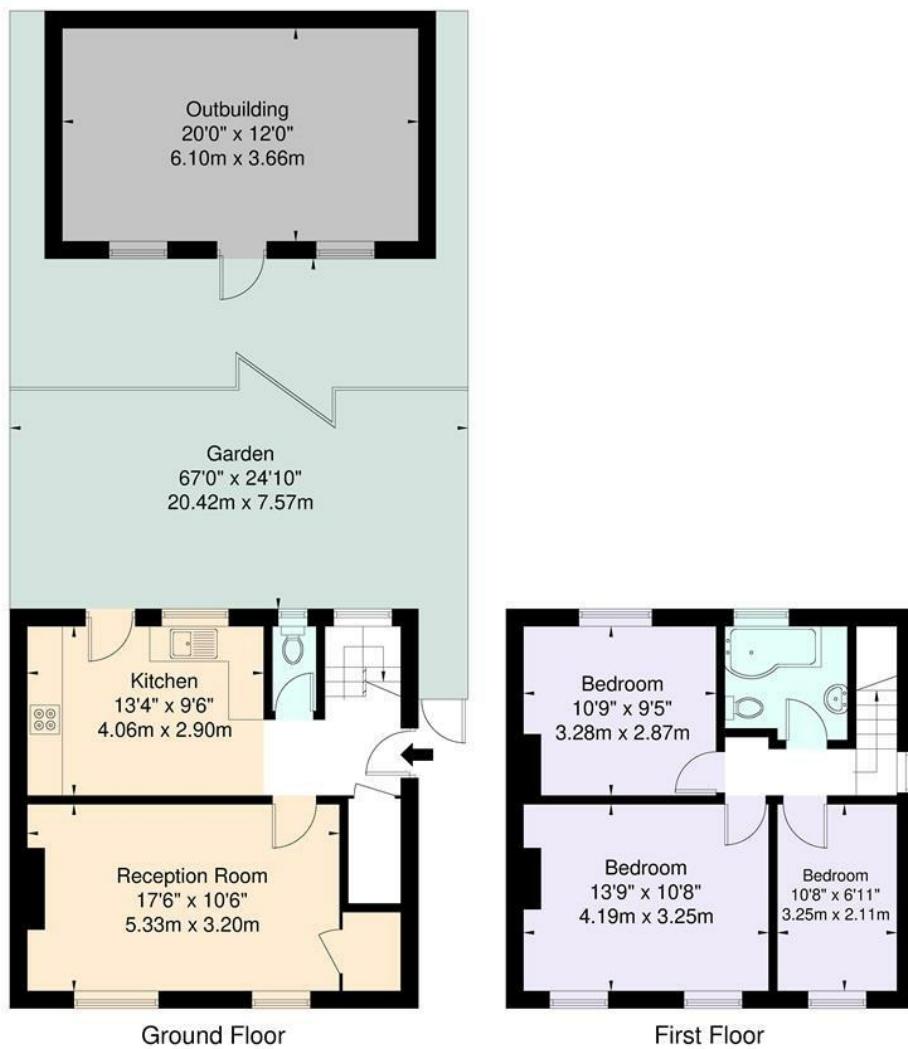
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Lichfield Road RM8 2AT

Approximate Gross Internal Area = 80 sq m / 861 sq ft

Outbuilding = 22.2 sq m / 238 sq ft

Total = 102.2 sq m / 1099 sq ft



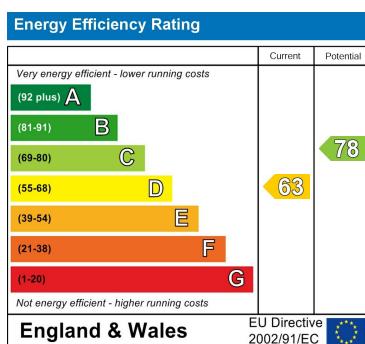
For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

Council Tax Band

C

Energy Performance Graph



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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