

LEASEHOLD



Maisonette

RUGBY GARDENS, DAGENHAM, RM9 4BA

Guide Price

£250,000

FEATURES

- ***CHAIN FREE***
- ONE DOUBLE BEDROOM
- MODERN FITTED KITCHEN
- CONSERVATORY/FURTHER RECEPTION ROOM
- GROUND FLOOR MAISONETTE
- LIVING ROOM
- MODERN BATHROOM SUITE
- OWN REAR GARDEN



STEPS

Estate Agents

1 Bedroom Maisonette located in Dagenham

Entrance

Via door to

Hallway

Laminate effect wood flooring. Radiator. Built in cupboard. Doors to

Living Room

13'5" x 12'0"

uPVC window to front. Laminate effect wood flooring. Radiator.

Kitchen

12'1" x 9'3"

Range of fitted wall and base units with roll top work surfaces. Single drainer sink unit with mixer taps. Tiled splash backs. Built in oven, microwave, washing machine and fridge freezer. Cupboard housing wall mounted boiler. Radiator. uPVC window to rear. uPVC door to conservatory/Reception room.

Conservatory/Reception Room

11'11" x 10'5" < 9'4"

uPVC window to side. Radiator. Patio doors to garden.

Bathroom

5'9" x 5'4"

Panel enclosed bath with mixer taps. Wash hand basin. Low level WC. Heated towel rail. Tiled flooring. Obscure glazed uPVC window to rear.

Rear Garden

48'7" x 24'2"

Mainly laid to lawn with flowers and shrubs. Side pedestrian access.

Front Garden

36'11" x 24'2"

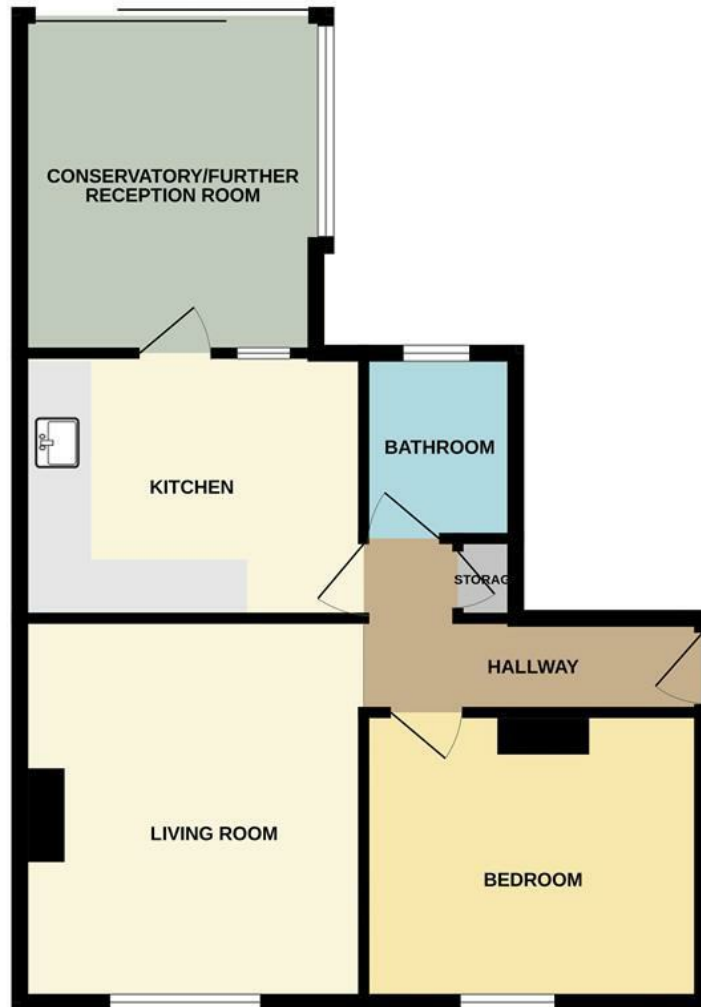
Mainly laid to lawn.

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GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Call us on

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Council Tax Band

A

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		
	61	
England & Wales		EU Directive 2002/91/EC

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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