



## Pedley Road, , Dagenham, RM8 1XE

- TWO BEDROOM
- FIRST FLOOR
- WELL PRESENTED
- REDBRIDGE BOROUGH
- IDEAL BUY TO LET INVESTMENT OR FIRST TIME PURCHASE
- PURPOSE BUILT FLAT
- SEPERATE KITCHEN
- CHAIN FREE
- EASY ACCESS TO CHADWELL HEATH STATION
- NEW EXTENDED LEASE OF 999 ON COMPLETION

**£260,000**





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## DESCRIPTION

Nestled on the desirable Pedley Road in Dagenham, this charming two-bedroom purpose-built flat offers a wonderful opportunity for both first-time buyers and savvy investors. Spanning an impressive 635 square feet, this first-floor residence boasts a well-proportioned reception room, perfect for relaxation and entertaining.

The separate kitchen is a practical feature, allowing for culinary creativity while maintaining a distinct living space. The flat is situated within the Redbridge Borough, providing easy access to Chadwell Heath Station, making commuting a breeze for those who travel into London or beyond.

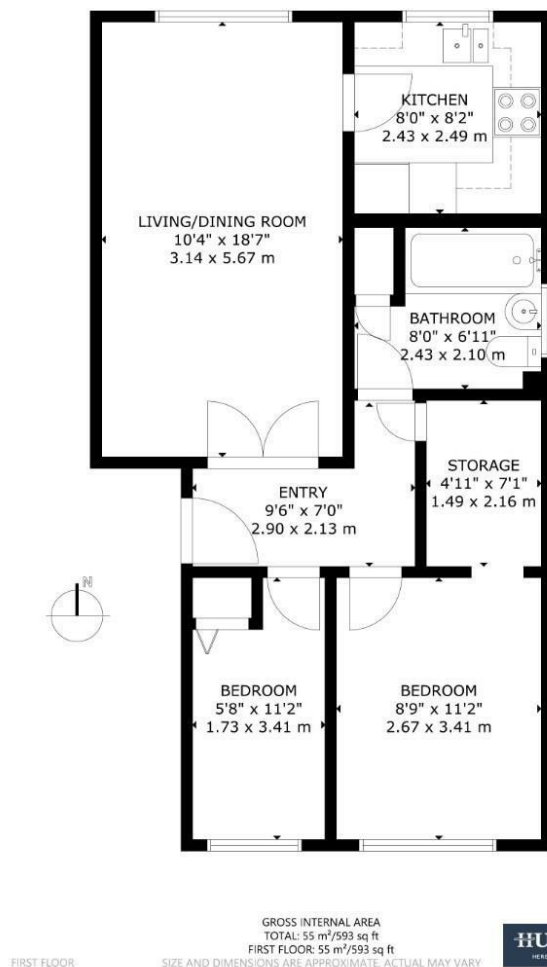
One of the standout features of this property is the newly extended lease of 999 years, which offers peace of mind and long-term security for its future owners. This flat is not only a comfortable home but also an excellent buy-to-let investment, given its prime location and spacious layout.

With its blend of convenience, comfort, and potential, this flat on Pedley Road is an ideal choice for anyone looking to make their mark in the property market. Don't miss the chance to view this delightful home that perfectly balances modern living with accessibility.









### Viewings

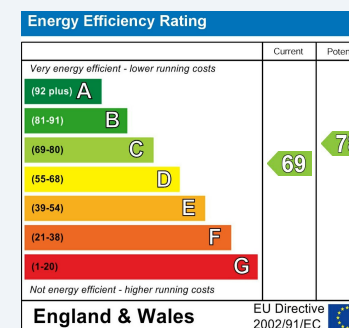
Please contact [chadwell.heath@hunters.com](mailto:chadwell.heath@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.