

FREEHOLD

House - Terraced

# GRAFTON ROAD, DAGENHAM, RM8 3EU

Asking Price

£400,000

## FEATURES

- \*\*\*CHAIN FREE\*\*\*
- THREE BEDROOMS
- EXTENDED KITCHEN/BREAKFAST ROOM
- GAS CENTRAL HEATING
- EXTENDED FAMILY HOME
- LOUNGE/DINER
- FIRST FLOOR BATHROOM
- DOUBLE GLAZING



**STEPS**

Estate Agents

# 3 Bedroom House - Terraced located in Dagenham

Steps are delighted to offer for sale this CHAIN FREE three bedroom EXTENDED family home. The property is conveniently located for local schools, shopping and transport facilities. To the ground floor is your lounge/diner and extended kitchen/breakfast room with your three bedrooms and bathroom to the first floor. With further benefits to include, Gas fired central heating, uPVC double glazing and rear garden. Viewing recommended.

## Entrance

Via uPVC door to porch, with further door.

## Hallway

Wood flooring. Understairs storage cupboard. Staircase to first floor. Door to

## Lounge/Diner

21'5" x 12'7" < 9'9"

uPVC window to front. Wood flooring. Radiator. Coving to ceiling. French doors to

## Kitchen/Breakfast Room

14'7" x 9'8"

Range of fitted wall and base units with roll top work surfaces. Breakfast bar. One and a half bowl single drainer sink unit with mixer taps. Spaces for range style cooker and washing machine. Integrated fridge freezer. Tiled flooring. uPVC window to rear. uPVC door to garden.

## Landing

Access to loft. Doors to

## Bedroom One

11'3" x 8'0"

uPVC window to rear. Radiator.

## Bedroom Two

9'10" x 7'11"

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

## Bedroom Three

7'9" x 6'11"

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

## Bathroom

L-Shaped bathroom comprising of a bath with shower over. Low level WC. Pedestal wash hand basin. Tiled walls and flooring. Obscure glazed uPVC window to rear.

## Rear Garden

Decking area leading to lawn. Brick built shed to rear with power and light.

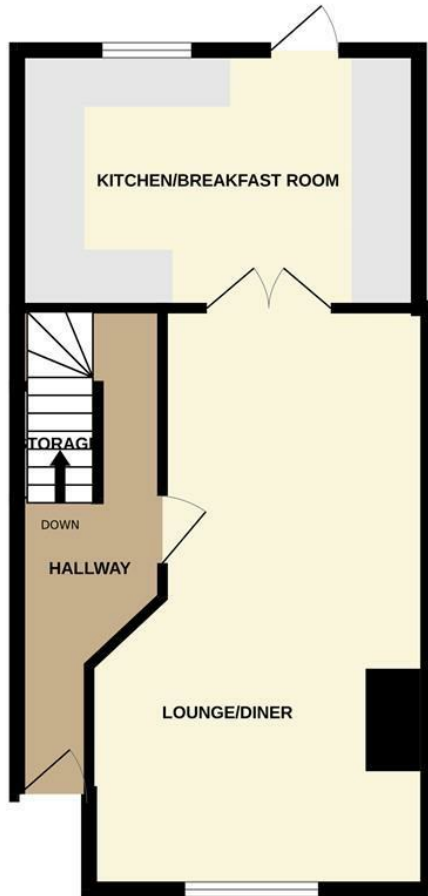
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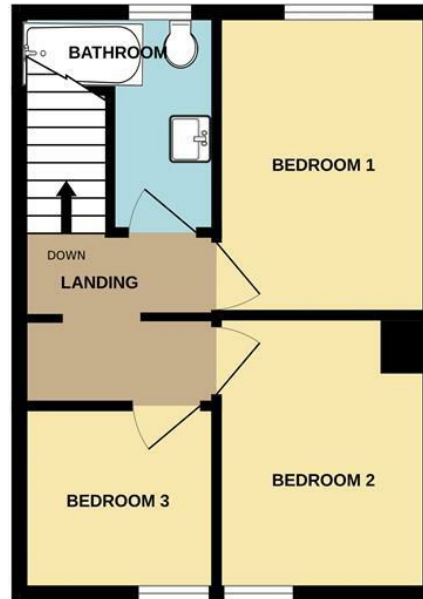


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GROUND FLOOR



1ST 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**

**C**

| Energy Efficiency Rating                    |           |                         |
|---------------------------------------------|-----------|-------------------------|
|                                             | Current   | Potential               |
| Very energy efficient - lower running costs |           |                         |
| (92 plus) <b>A</b>                          |           |                         |
| (81-91) <b>B</b>                            |           |                         |
| (69-80) <b>C</b>                            |           | <b>79</b>               |
| (55-68) <b>D</b>                            | <b>67</b> |                         |
| (39-54) <b>E</b>                            |           |                         |
| (21-38) <b>F</b>                            |           |                         |
| (1-20) <b>G</b>                             |           |                         |
| Not energy efficient - higher running costs |           |                         |
| 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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