



Lillechurch Road, Dagenham

Guide Price £385,000



- Attractive two-bedroom semi-detached home with well-planned layout.
- Entrance hallway leading to kitchen, lounge, and downstairs bathroom.
- Generously sized garden
- Two spacious double bedrooms and separate upstairs W/C.
- Driveway with parking for multiple vehicles.
- Electric vehicle charging point installed.
- Planning permission granted for extensive front, side, rear and loft extensions.
- Approved rear dormer and roof lights to facilitate a loft conversion into habitable space.
- Permission for a single-storey rear outbuilding offering additional flexible use.
- Superb location just 0.8 miles from Becontree Station and close to the A13 for excellent transport connections.



GUIDE PRICE - £375,000 - 425,000

Charming two-bedroom semi with bright interiors, modern bathroom and feature stair window, moments from Becontree Station and road links, delivering effortless connectivity and everyday living vibes.

On the first floor you'll find two generous double bedrooms and a separate W/C, making this a great fit for couples, young families or savvy investors. Outside, there's a sizeable driveway with parking for multiple cars and an electric vehicle charging point—because the future is now.

What really sets this property apart? Planning permission already granted for a seriously impressive transformation. Think single-storey front, side and rear extensions, a front porch, a loft conversion with a rear dormer plus front roof lights, and even a single-storey outbuilding—perfect for a home office, gym or studio. Whether you're dreaming big or planning smart, the potential here is huge.

Located just 0.8 miles from Becontree Station and close to the A13, this home blends comfort, convenience and a ton of future potential. A standout opportunity for anyone looking to create something truly special.

Dagenham is one of East London's fastest-evolving neighbourhoods, offering a winning combination of affordability, strong transport links and a growing sense of community. Once known primarily for its industrial heritage, the area has transformed into a popular destination for families, young professionals and investors seeking great value with plenty of future growth potential.



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THE SMALL PRINT:

Council Tax Band: C
Local Authority: Barking & Dagenham

We've done our homework, but we aren't fortune tellers. We haven't poked the boiler, flicked the switches, or tested every light bulb. Nothing here counts as a contract or statement of fact—get your solicitor to check all the serious stuff, like tenure, parking, planning permission, building regs, and all that jazz!

Measurements? Guides only. Floorplans? Handy, but not perfectly to scale. Travelling far? Call first—clarification is free, petrol is not.

We may receive a referral fee if you choose to use third-party services we recommend, such as conveyancers, mortgage advisers, or EPC providers, but you are under no obligation to do so.

AML Checks - Law says we must run one. £80 + VAT per buyer. Tiny toll, big compliance.

Buyer Reservation Fee - Offer accepted? Pay a reservation fee (min £1,000) to lock it in. VIP pass to the property, protects against gazumping. Complete the sale? Fee refunded. Things go sideways? Sometimes non-refundable. Head to our website for full details – or skip the scrolling and just call.



Ground Floor



First Floor



