

FREEHOLD



House - Semi-Detached

HEATHWAY, DAGENHAM, RM10 9PP

Guide Price

£425,000

FEATURES

- Guide Price - £425,000 - £450,000
- Three Bedrooms
- Fitted Kitchen
- Ground Floor Bathroom
- Extended Family Home
- Lounge
- Extended Dining Room
- Good Access To Local Amenities



STEPS

Estate Agents

3 Bedroom House - Semi-Detached located in Dagenham

At a Guide Price of £425,000 - £450,000, is this EXTENDED three bedroom SEMI DETACHED family home which is conveniently located for local shopping and transport facilities. To the ground floor is your lounge, fitted kitchen, extended dining room and bathroom, with your three bedrooms and WC to the first floor. With further benefits to include gas central heating, uPVC double glazing and rear garden with a covered decking area. Viewing recommended.

Entrance

Via uPVC door to porch

Porch

uPVC windows to front and sides. Laminate effect wood flooring. Radiator. uPVC door to

Hallway

Laminate effect wood flooring. Radiator. Understairs storage cupboard. Staircase to first floor. Door to

Lounge

15'10" x 11'5"
uPVC window to front. Laminate effect wood flooring. Feature fire place. Radiator. Patio door to extended dining room.

Dining Room

22'4" x 9'0" max
Laminate effect wood flooring. Two radiators. Wall mounted boiler. uPVC windows to sides and rear. uPVC patio doors to garden, uPVC door to side pedestrian access.

Kitchen

11'1" x 10'1"
Range of fitted wall and base units with roll top work surfaces. Stainless steel single drainer sink unit with mixer taps and tiled splash backs. Built in four ring

gas hob with extractor over. Built in double oven. Spaces for washing machine, dishwasher and fridge freezer. Tiled flooring. uPVC window to side and rear. uPVC door to dining room.

Bathroom

Panel enclosed bath with electric shower over. Pedestal wash hand basin. Low level WC. Chrome effect heated towel rail. Tiled walls and flooring. Extractor fan. Obscure glazed uPVC window to side.

Landing

Two built in storage cupboards. Access to loft. Two uPVC windows to front. Doors to

Bedroom One

12'5" x 6'11"
uPVC window to front. Radiator.

Bedroom Two

11'1" x 9'10"
uPVC window to rear. Radiator. Laminate effect wood flooring.

Bedroom Three

11'6" x 8'8"
uPVC window to rear. Radiator.

WC

Low level WC. Pedestal wash hand basin. Tiled splash backs and flooring. Obscure glazed uPVC window to side.

Rear Garden

Covered decking area, leading to patio area. Wooden shed. Side pedestrian access.

We routinely refer potential purchasers to Move with Us Ltd. It is your decision

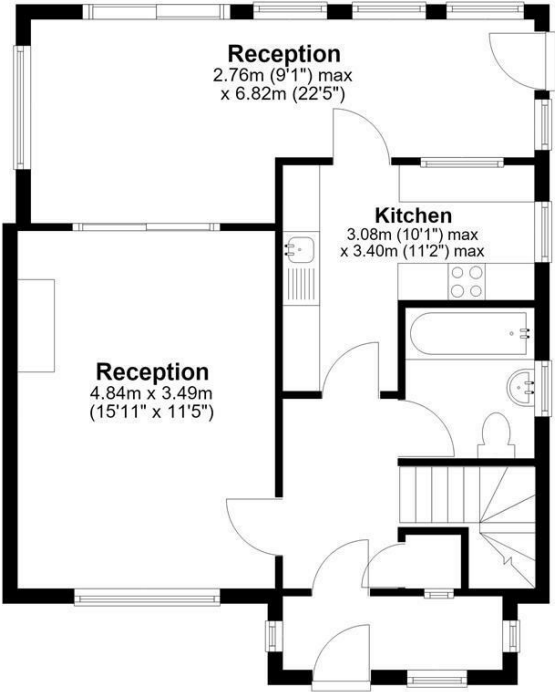
whether you choose to deal with Move with Us Ltd. In making that decision, you should know that we receive an annual payment benefits from Move with Us Ltd, equating to approximately £314.48 per referral.



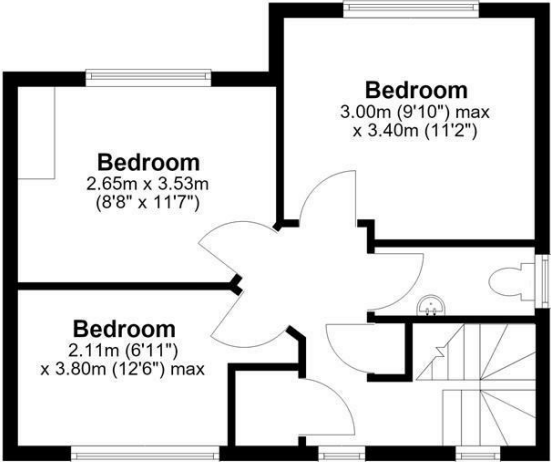
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Council Tax Band
C

Ground Floor
Approx. 56.7 sq. metres (610.1 sq. feet)



First Floor
Approx. 37.2 sq. metres (400.2 sq. feet)



Total area: approx. 93.9 sq. metres (1010.3 sq. feet)

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.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
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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