

FREEHOLD



House - Terraced

VERNEY ROAD, DAGENHAM, RM9 5LL

Guide Price

£375,000

FEATURES

- **GUIDE PRICE OF £375,000 - £400,000**
- ***CHAIN FREE***
- THREE BEDROOMS
- FIRST FLOOR BATHROOM
- FITTED KITCHEN
- GAS CENTRAL HEATING & DOUBLE GLAZING
- POTENTIAL TO EXTEND (stpp)
- GOOD ACCESS TO LOCAL FACILITIES



STEPS

Estate Agents

3 Bedroom House - Terraced located in Dagenham

Entrance

Via door to hallway

Hallway

Radiator. Understairs storage cupboard. uPVC window to rear. Staircase to first floor. Doors to

Lounge

12'10" x 12'6"

uPVC window to front. Radiator.

Kitchen

9'9" x 8'2"

Range of fitted wall and base units with roll top work surfaces. Stainless steel single drainer sink unit with mixer taps. Built in oven and hob with extractor over. Spaces for washing machine and fridge freezer. Tiled splash backs. Wall mounted boiler. uPVC window to rear. uPVC door to garden.

Landing

Access to loft. Doors to

Bedroom One

10'8" x 10'0"

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

Bedroom Two

11'4" x 7'9"

uPVC window to rear. Radiator.

Bedroom Three

10'0" x 5'0"

uPVC window to front. Radiator.

Bathroom

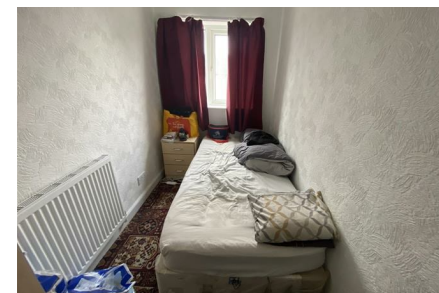
Panel enclosed bath. Wash hand basin. Low level WC. Obscure glazed uPVC window to rear.

Rear Garden

80 approx

Mainly laid to lawn, with mature fruit trees. Shed to rear.

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.



DAGENHAM SALES | STEPS ESTATE AGENTS, 298 HEATHWAY, DAGENHAM, ESSEX, RM10 8LU

Call us on
020 8593 5933
dagenham@steps.me.uk
www.steps.me.uk

Council Tax Band
C

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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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		
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.

