

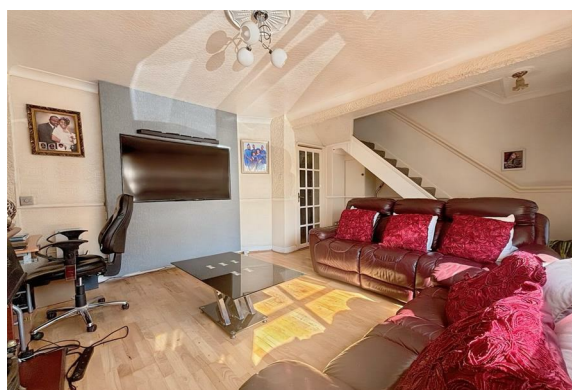


## Rothwell Gardens, Dagenham

Guide Price £350,000



- Three bedroom property found in popular residential area
- Perfect location for London commuters
- Close to A13
- Driveway parking
- Newly fitted windows
- Very Modern Bathroom
- Lovely size lounge and kitchen
- Three well proportioned bedrooms and family bathroom
- Low maintenance rear garden



**GUIDE PRICE £350,000 - £375,000**

Welcome to this terraced house located in the sought-after area of Rothwell Gardens, Dagenham. This three-bedroom property is perfect for families and offers a wonderful opportunity for those looking to settle in a vibrant community.

As you enter, you will find a lovely size lounge that provides a warm and inviting space for relaxation and entertaining. The kitchen is equally spacious, making it ideal for family meals and gatherings. The property boasts three well-proportioned bedrooms, ensuring ample space for everyone. The modern family bathroom offers a stylish and comfortable environment.

One of the standout features of this home is its excellent location. It is perfectly situated for London commuters, with easy access to the A13, making your daily travels a breeze. Additionally, the property benefits from driveway parking, providing convenience for you and your guests.

The low maintenance rear garden is a fantastic outdoor space, perfect for enjoying the fresh air without the hassle of extensive upkeep. This home truly combines comfort and practicality, making it an ideal choice for those looking to enjoy the best of suburban living while remaining close to the capital.

In summary, this terraced house in Rothwell Gardens is a wonderful opportunity for anyone seeking a modern, spacious home in a desirable location. Don't miss your chance to make this property your own.

Enter the property via porch to front.

Lounge 17'7 x 13'7 double glazed window to front. Wooden style flooring. Stairs lead to first floor accommodation. Feature fireplace and Media wall. Coved ceiling.

Kitchen 17'3 x 6'5 external door to garden. Double glazed window, Wall and base mounted units with matching storage drawers. Work surfaces housing sink drainer. Electric hob and oven to remain. Space for other appliances including space for American style fridge/freezer.

First floor is home to three well proportioned bedrooms and three piece bathroom.

Bedroom one 16'7 x 9'1 double glazed window to front. Storage cupboard.

Bedroom two 12'1 x 8'8 double glazed window to rear.

Modern three piece bathroom comprises white panel bath fitted with shower and glass splash screen door.

Vanity wash hand basin and WC. Tiling to walls. Tiled flooring. Obscure double glazed window.

Externally the property has a low maintenance rear garden with artificial lawn.





#### 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.

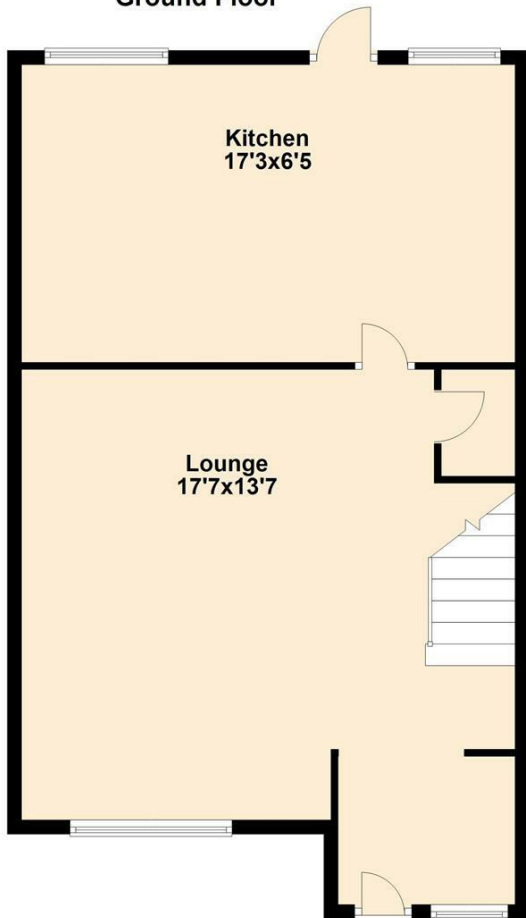
We may receive a referral fee if you choose to use third-party services we recommend, such as conveyancers, mortgage advisers, or EPC providers, but you are under no obligation to do so.

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**

