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191 Valence Avenue  
Dagenham, Essex RM8 1TS  
Price £375,000

## 191 Valence Avenue, Dagenham, Essex RM8 1TS

A bright and welcoming two-bedroom home situated in a popular residential location, ready for immediate move-in or investment. This well-presented property features two reception rooms, modern fitted kitchen, two generous bedrooms, a private rear garden and off street parking — perfect for relaxing or entertaining. With scope to add your own style or extend (subject to planning), it offers excellent potential for homeowners and investors alike. Ideally located close to Valence Park, local shops, schools (catchment Area for many local grammar schools), and bus routes, with easy access to Chadwell Heath and Becontree Stations, this home combines convenience with everyday comfort. A fantastic opportunity — early viewing highly recommended.

### ENTRANCE HALL

Wooden door with obscure glazed inserts, radiator, stairs to first floor, storage cupboard, bluing boiler, wood strip flooring, doors to:

### RECEPTION ONE

Leaded light style double glazed window with fanlight over, radiator, wood strip flooring.

### RECEPTION TWO

Three light double glazed window with fanlights over, wood strip flooring, radiator, feature fireplace surround with stone hearth, dado rail.

### KITCHEN

Range of wall and base units, working surfaces, cupboards and drawers, sink top unit with mixer tap, five burner gas hob with extractor fan over, undercounter electric oven, plumbing for washing machine, tiled splashback, obscure double glazed door with sidelight, wood strip flooring.

### FIRST FLOOR LANDING

Access to loft, doors to:

### BEDROOM ONE

Three light double glazed window with fanlight over, radiator, wood strip flooring, storage cupboard.

### BEDROOM TWO

Two light double glazed window, radiator.

### BATHROOM

Panel enclosed bath with mixer tap and shower attachment, vanity unit with wash hand basin, mixer tap and cupboard under, close coupled wc, part tiled walls, obscure double glazed window with fanlight over, radiator.

### REAR GARDEN

Patio area, paved pathway to rear, lawn area, tree and shrub borders, timber shed on hardstand.

### FRONT GARDEN

Providing OFF STREET PARKING

### COUNCIL TAX

London Borough of Barking & Dagenham - Band C

### AGENTS NOTE

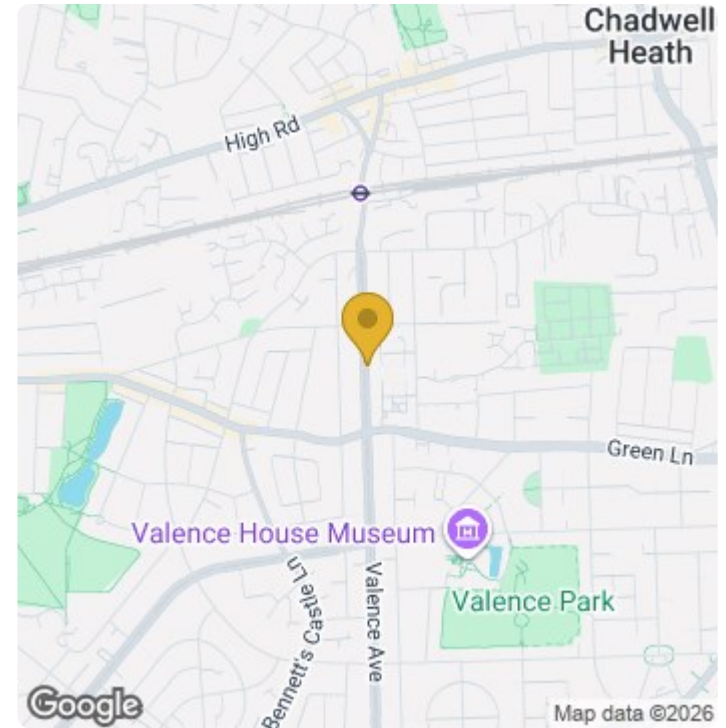
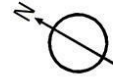
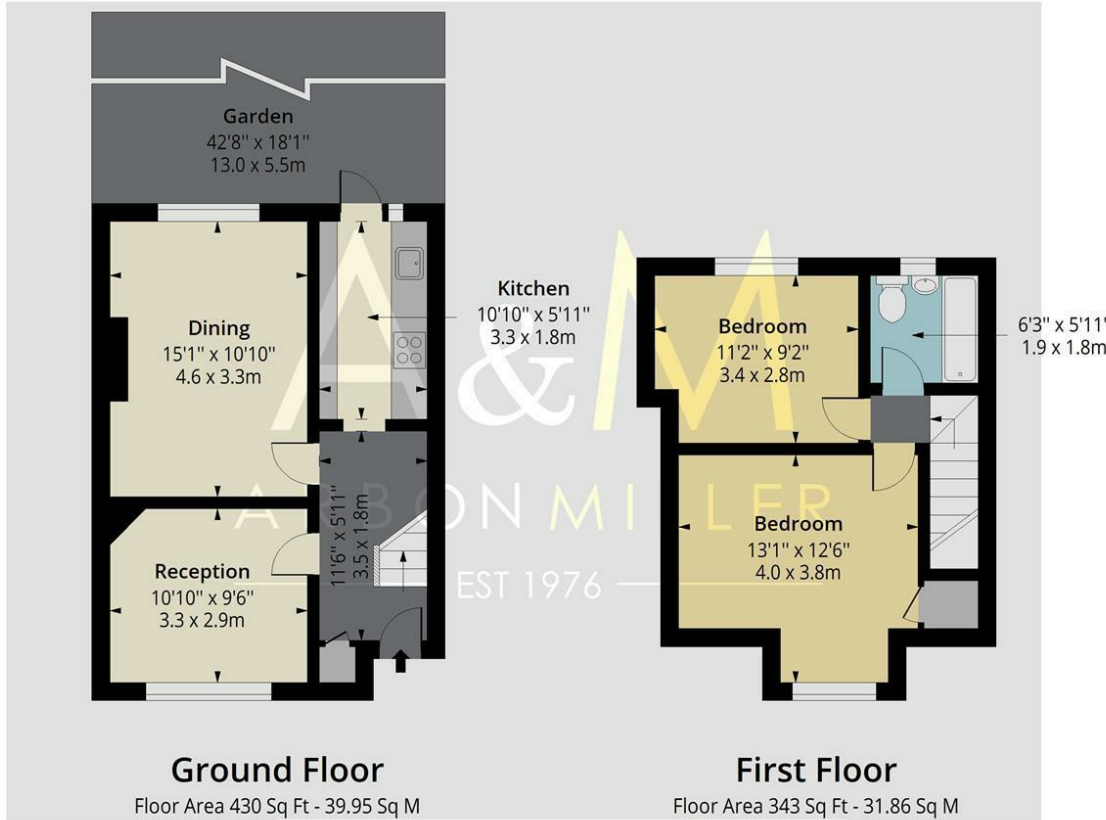
Arbon & Miller inspected this property and

will be only too pleased to provide any additional information as may be required. The information contained within these particulars should not be relied upon as statements or a representation of fact and photographs are for guidance purposes only. Services and appliances have not been tested and their condition will need to be verified. All guarantees need to be verified by the respective solicitors.



# Valence Avenue RM8

Approx. Gross Internal Area 773 Sq Ft - 71.81 Sq M



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

Date: 23/3/2026

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>68</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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