

## Marlborough Road, Dagenham

£200,000 Leasehold

Top Floor Maisonette • Chain Free • Well Presented • Double Glazing • Rear Private Garden • Quiet Residential Area • Great Transport Links into London • Close to Good Schools and shops • Modern Kitchen • Great Buy to Let Investment Or First family Home • £7000 in reserve funds for the property



Stoneshaw

Chain free one bedroom top floor maisonette with modern kitchen, spacious living, and stylish bathroom. Quiet location with good transport links, schools, and shops nearby. Guide price £210k-£220k.

Council Tax band: A

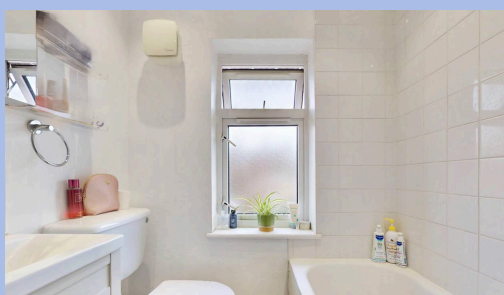
Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



- Top Floor Maisonette
- Chain Free
- Well Presented
- Double Glazing
- Rear Private Garden
- Quiet Residential Area
- Great Transport Links into London
- Close to Good Schools and shops
- Modern Kitchen
- Great Buy to Let Investment Or First family Home
- £7000 in reserve funds for the property



**Hallway**

Entrance into attractive Plush Carpeted Stairway with radiator and shelf and flat plastered freshly painted walls.

**Kitchen**

7' 6" x 7' 9" (2.29m x 2.35m)

Efficiently presented modern kitchen with eye base level units and granite effect worktop. Electric oven with ceramic tile splash back. Space and plumbing for washing machine. Space for large fridge freezer. Spotlights on flat plastered ceiling and UPVC window to front aspect.

**Bedroom**

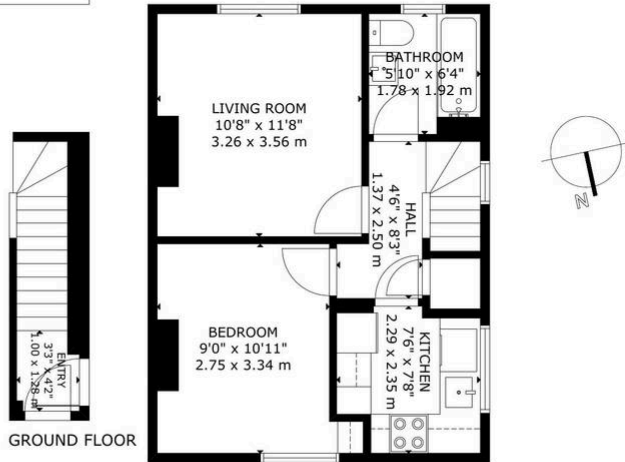
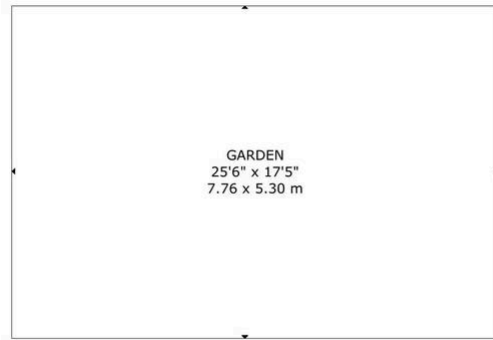
9' 0" x 10' 11" (2.75m x 3.34m)

Double Bedroom with flat plastered walls and radiator and spotlights. Radiator with UPVC window to front aspect.

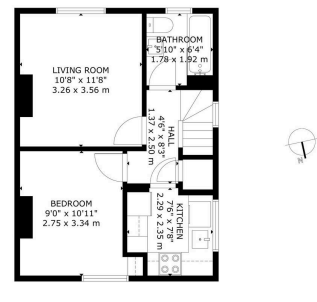
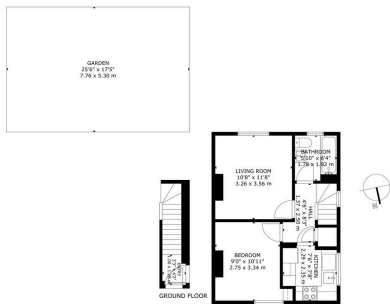
**Bathroom**

5' 10" x 6' 4" (1.78m x 1.92m)

Three piece suite with shower over the bath and glass screen. Sink with vanity unit and ceramic tiled walls with UPVC Obscure window to rear.



GROSS INTERNAL AREA  
TOTAL: 40 m<sup>2</sup>/430 sq.ft  
GROUND FLOOR: 4 m<sup>2</sup>/40 sq.ft, FIRST FLOOR: 36 m<sup>2</sup>/390 sq.ft  
EXCLUDED AREA: GARDEN: 41 m<sup>2</sup>/443 sq.ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



You can include any text here. The text can be modified upon generating your brochure.