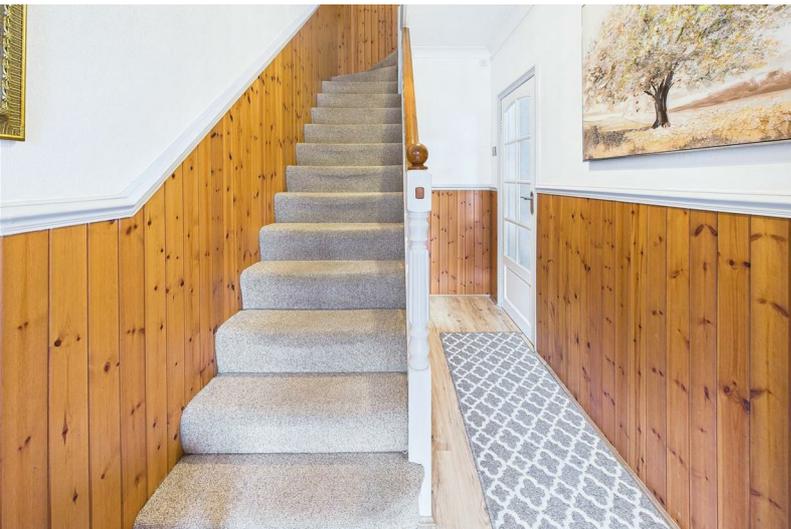
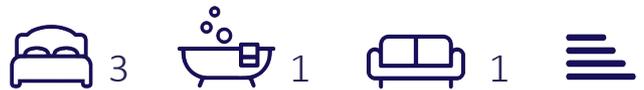




245 Becontree Avenue

Dagenham, RM8 2UT

Offers in excess of £425,000



# 245 Becontree Avenue

, Dagenham, RM8 2UT

Offers in excess of £425,000



## Entrance Porch

7'7 x 2'6 (2.31m x 0.76m)

Entrance door, door to.

## Hallway

Entrance door, storage cupboard, stairs to first floor, door to

## Lounge/Diner

16'3 x 11'10 (4.95m x 3.61m)

Bay window to front, Feature fireplace.

## Kitchen

18'2 x 6'1 (5.54m x 1.85m)

Patio doors to rear, window to rear. Range of fitted units with an integrated electric oven. Space an plumbing for washing machine, tumble dryer and American style Fridge/Freezer (to remain). Work surfaces incorporate gas hob with extractor over and sink unit.

## First Floor

### Landing

6'3 x 3'2 (1.91m x 0.97m)

Stairs to ground floor.

### Bedroom One

15' x 10'2 (4.57m x 3.10m)

Bay window to front.

### Bedroom Two

11'9 x 9'2 (3.58m x 2.79m)

Window to rear, fitted wardrobes and drawers.

### Bedroom Three

10'3 x 6'9 (3.12m x 2.06m)

Window to front, airing cupboard housing hot water cylinder.

## Bathroom

5'9 x 5'6 (1.75m x 1.68m)

Window to rear, close coupled WC, wash hand basin, shower cubicle.

## Exterior

### Off Road Parking

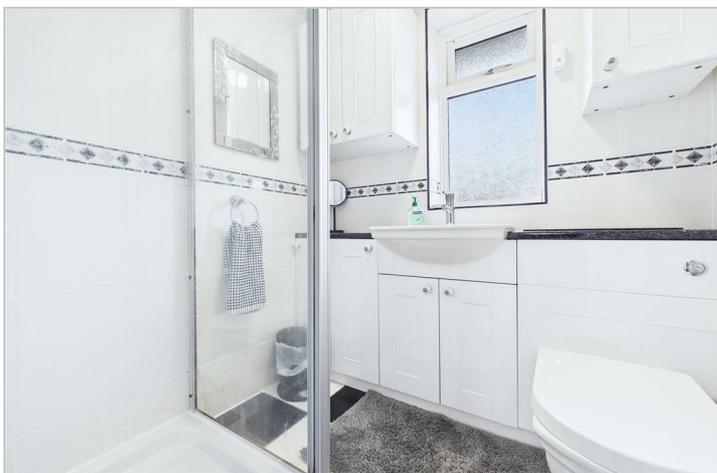
Block Paved Driveway

### Rear Garden

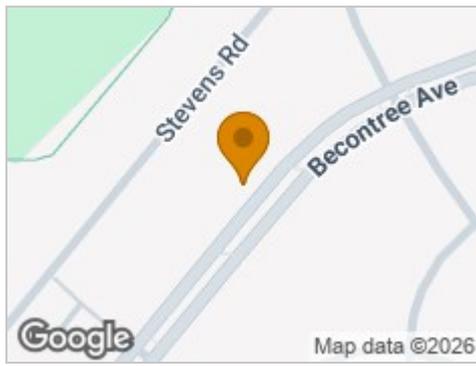
Paved Patio area, remainder laid to lawn, fencing to boundaries. Shed to remain.

## Agents Note

Should you be successful in having an offer accepted on a property through ourselves, then there is an administration charge of £54.00 inc. VAT (non-refundable) to complete our Anti Money Laundering Identity checks.



Road Map



Hybrid Map



Terrain Map



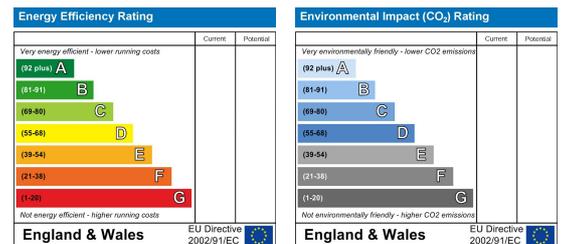
Floor Plan



Viewing

Please contact our Chelmsford Office on 01245 330764 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.