



## Halbutt Gardens, Dagenham, RM9 5AB

### Offers In Excess Of £350,000



**\*\* IDEAL 2 BED FAMILY HOME CLOSE TO DAGENHAM HEATHWAY - CHAIN FREE \*\***

OC Homes are delighted to offer this two bedroom terraced house in Dagenham to the sales market. The property is an ideal first time purchase and comprises; ground floor - entrance hallway, reception room with dining, kitchen, and conservatory leading out the rear garden. First Floor; two bedrooms, and three piece bathroom suite, with access to a loft space. Externally there is a well maintained private garden to the rear.

Located ideally, this two bedroom property is nestled in a quiet residential cul-de-sac situated with a number of bus links and offers a short walk (0.5 miles) to Dagenham Heathway Station (District Line), with excellent links into the City. The property boasts good space throughout as well as lots of natural light and with the added benefit of potential to convert the loft (subject to planning). The local area is sought after with a number of local amenities and being chain free, this house is bound to attract a lot of interest. To arrange a viewing please call the OC Homes Sales team now.

- TWO BEDROOM HOUSE
- LOTS OF POTENTIAL
- IDEAL FIRST TIME PURCHASE
- LOTS OF LOCAL AMENITIES
- EXCELLENT TRANSPORT LINKS
- CHAIN FREE

#### Viewing

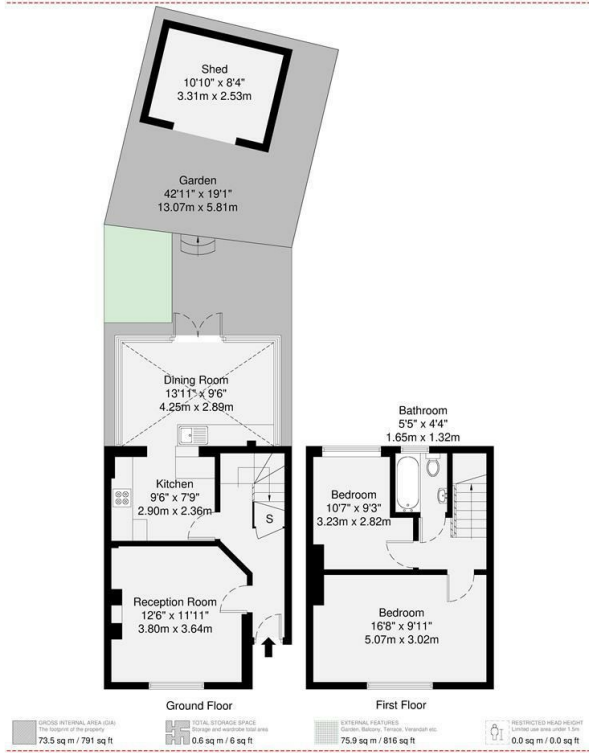
Please contact our OC Homes Leyton Office on 02085561212 if you wish to arrange a viewing appointment for this property or require further information.





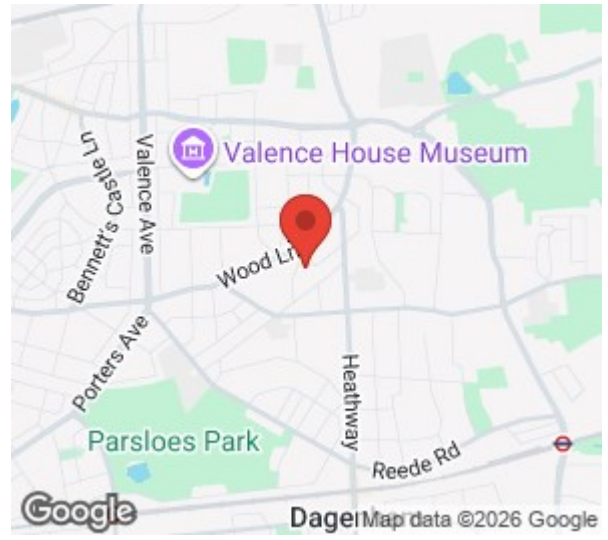
Halbutt Gardens, RM9

GROSS INTERNAL AREA  
73.5 sq m / 791 sq ft  
BUILT  
8.3 sq m / 89 sq ft



Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

Maison VUE



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b>	<b>66</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	

England & Wales

EU Directive 2002/91/EC

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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.



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