



## Lower Broad Street, Dagenham

£440,000



- Well presented family home found in sought after location
- Approximately 5 miles to Dagenham Heathway Station and Dagenham Dock station
- No through road
- Huge potential to extend stpc
- Ideal area for local shops, schools, and amenities
- Entrance hall, lounge and kitchen/diner
- Three bedrooms plus three piece shower room
- Impressive side plot



Nestled in the desirable area of Lower Broad Street, Dagenham, this well-presented semi-detached family home offers a perfect blend of comfort and potential. Situated on a peaceful no-through road, the property boasts a welcoming entrance hall that leads into a spacious lounge, ideal for family gatherings and relaxation. The kitchen/diner provides a wonderful space for culinary adventures and entertaining guests, making it the heart of the home.

With three generously sized bedrooms, this residence is perfect for families seeking room to grow. The family shower room is conveniently located, ensuring ease of access for all. The property also features an impressive side plot, presenting a fantastic opportunity for extension, subject to planning consent, allowing you to tailor the home to your specific needs.

Location is key, and this property does not disappoint. It is approximately five miles from both Dagenham Heathway and Dagenham Dock stations, providing excellent transport links for commuters. Additionally, the area is well-served by local shops, schools, and amenities, making it an ideal choice for families and professionals alike.

This charming home is not just a place to live; it is a canvas for your future aspirations. With its ample space and potential for expansion, it invites you to create lasting memories in a community that truly feels like home. Don't miss the opportunity to make this delightful property your own.

Entrance hall commences with stairs leading to first floor accommodation.

Lounge 13'9 x 11'9 double glazed window to rear. Feature fireplace. Coved ceiling. Wooden style flooring.

Large kitchen/diner 22'6 x 11'9 French double glazed doors to rear. Double glazed window to side. An array of wall and base mounted units with matching storage drawers and corner shelving. Work surfaces housing sink drainer. Tiling to splash backs. Gas hob and oven to remain. Space for other appliances. Wooden style flooring. Smooth to coved ceiling with ample spotlighting.

Open plan dining area. Double glazed window to front. Coved ceiling. Continuation of flooring.

First floor landing is home to three bedrooms and three piece shower room.

Bedroom one 12'9 x 12'4 double glazed window to rear.

Bedroom two 12'0 x 6'5 double glazed window to rear.

Bedroom three 13'9 x 7'8 double glazed window to front.

Shower room comprises corner shower, vanity wash hand basin and WC. Tiling to walls. Tiled flooring. Obscure double glazed window.

Externally the property sits on an impressive side plot with large frontage. Rear garden is predominately lawned with patio seating area. Side access gate.





#### 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!

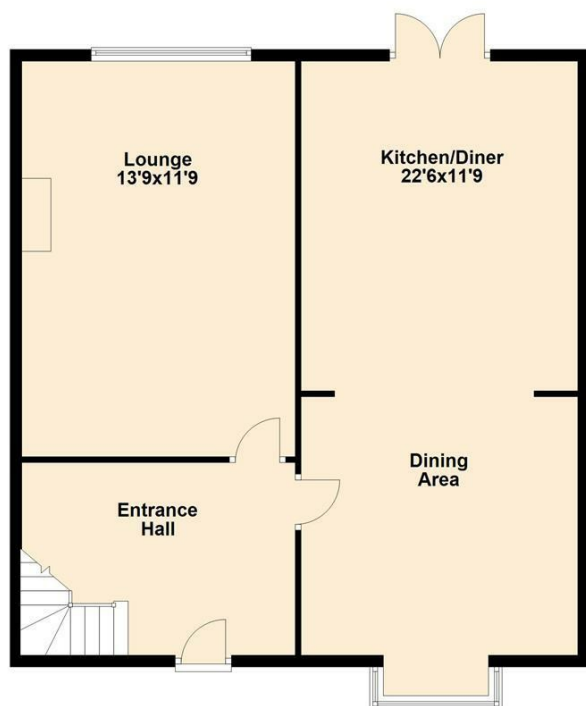
Measurements? Guides only. Floorplans? Handy, but not perfectly to scale. Travelling far? Call first—clarification is free, petrol is not.

AML Checks - Law says we must run one. £60 + 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

