

To arrange a viewing contact us
today on 01268 777400



Holden Close, Dagenham Guide price £375,000

Aspire Estate Agents are delighted to present this extended two-bedroom semi-detached home, ideally positioned within a popular residential development close to Goodmayes Park. Guide Price £375,000 - £400,000

This well-maintained property offers excellent living space, making it an ideal purchase for first-time buyers, small families, or investors alike. The ground floor comprises a welcoming entrance hall, a spacious lounge/diner perfect for both relaxing and entertaining, a separate fitted kitchen, and a bright conservatory overlooking the rear garden.

Upstairs, the property features two well-proportioned bedrooms, both benefiting from built-in wardrobes, alongside a modern first-floor family bathroom.

Externally, the home boasts a private rear garden, ideal for outdoor enjoyment, as well as a driveway to the front providing convenient off-street parking. The property also benefits from recently installed gas central heating and partial double glazing.

Perfectly located, the property is within easy reach of Goodmayes Park, offering green open space, while excellent transport links are nearby including Goodmayes Station (0.6 miles), Seven Kings Station (0.9 miles), and Chadwell Heath Station (1.0 mile), providing direct access into London via the Elizabeth Line.

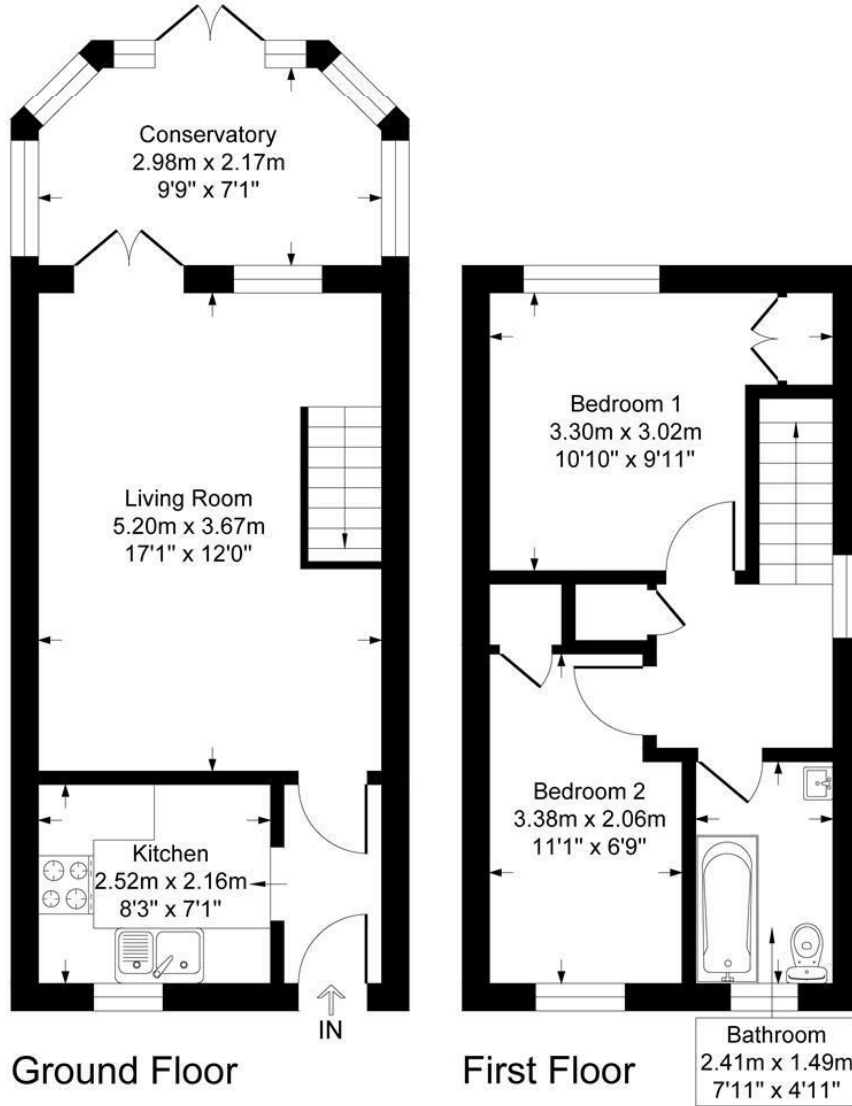
Families will also appreciate the proximity to a range of well-regarded schools including Becontree Primary School, Al-Noor Voluntary Aided Muslim Primary School, Goodmayes Primary School, and Endeavour House School.

This is a fantastic opportunity to secure a well-located and spacious home in a sought-after area.

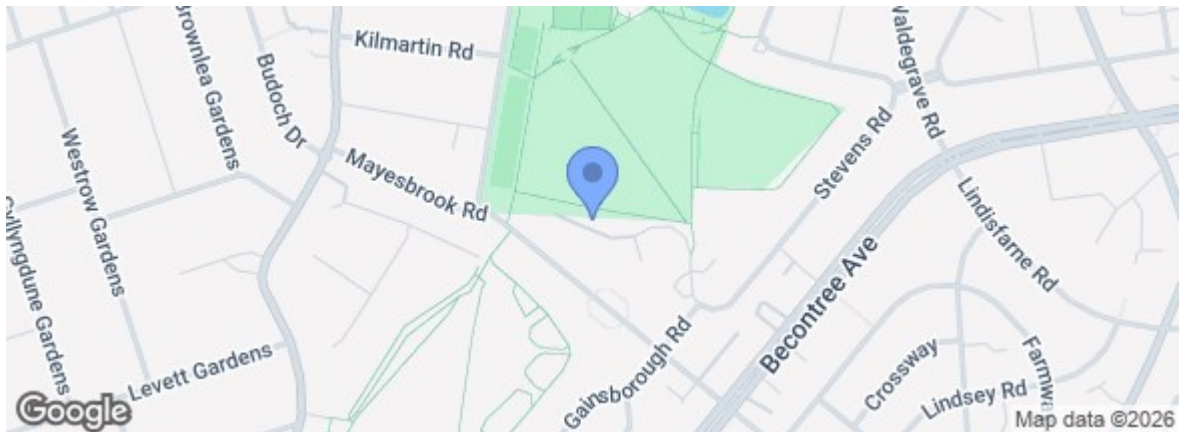
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Holden Close

Approximate Gross Internal Floor Area = 64.7 sq m / 697 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales EU Directive 2002/91/EC			
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales EU Directive 2002/91/EC			



Under the Property Misdescriptions Act 1991 we make every effort to ensure our sales details are accurate but they are a general outline and do not constitute any part of an offer or contract. Any services, equipment and fittings have not been tested and no warranty can be given as to their condition. We strongly recommend that all the information provided be verified by your advisors and in particular, measurements required for a specific purpose such as fitted furniture or carpets. Please tell us if you have any problems and members of our branches will help either over the phone or in person. A copy of our complaints procedure is available on request. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Aspire Estate Agents.