

# DURDEN & HUNT

INTERNATIONAL



## Grosvenor Road, Dagenham RM8

Price Guide £525,000

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- Off Road Parking
- Five Bedrooms
- Ideally Located For Local Amenities
- Open Plan Kitchen And Dining Room
- Two Contemporary Bathrooms
- Lawn And Patio Garden
- Versatile Outbuilding
- Vibrant Location

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Council Tax Band: D



This beautifully presented home offers generous and flexible living space arranged over three floors, perfect for modern family life.

On the ground floor, you'll find a bright and inviting living room, complemented by a stylish open plan kitchen and dining area. The kitchen is contemporary in design, featuring integrated appliances, a convenient breakfast bar, and direct access to the rear garden, offering the ideal destination for entertaining or enjoying family meals.

The first floor hosts three comfortable bedrooms and a modern family bathroom. On the second floor, there are two additional bedrooms, one of which benefits from useful eaves storage, along with a sleek family shower room which could be ideal for guests or growing families.

Outside, the rear garden combines a patio area and lawn, providing plenty of space for outdoor relaxation and play. Additionally, this home benefits from a versatile outbuilding located at the rear of the garden.

To the front, the property benefits from off road parking.

This attractive home is perfect for families seeking space, style, and practicality in a well designed layout.

Ideally located for a wealth of local amenities, such as shops, parks and eateries. Excellent transport links, such as Chadwell Health's Elizabeth line and Dagenham Heathway District line, which both provide access into London, whilst the A12 provides great road connectivity. Dagenham's Central Park offers ample space for outdoor recreation and relaxation.

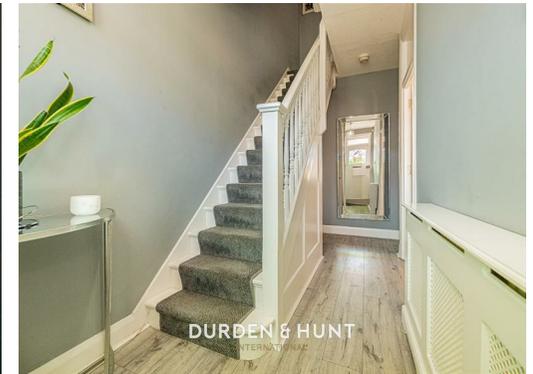
Contact Durden & Hunt for a viewing!

Council Band D Barking and Dagenham

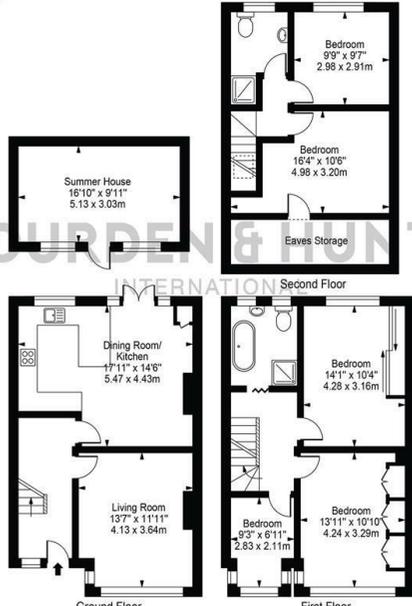
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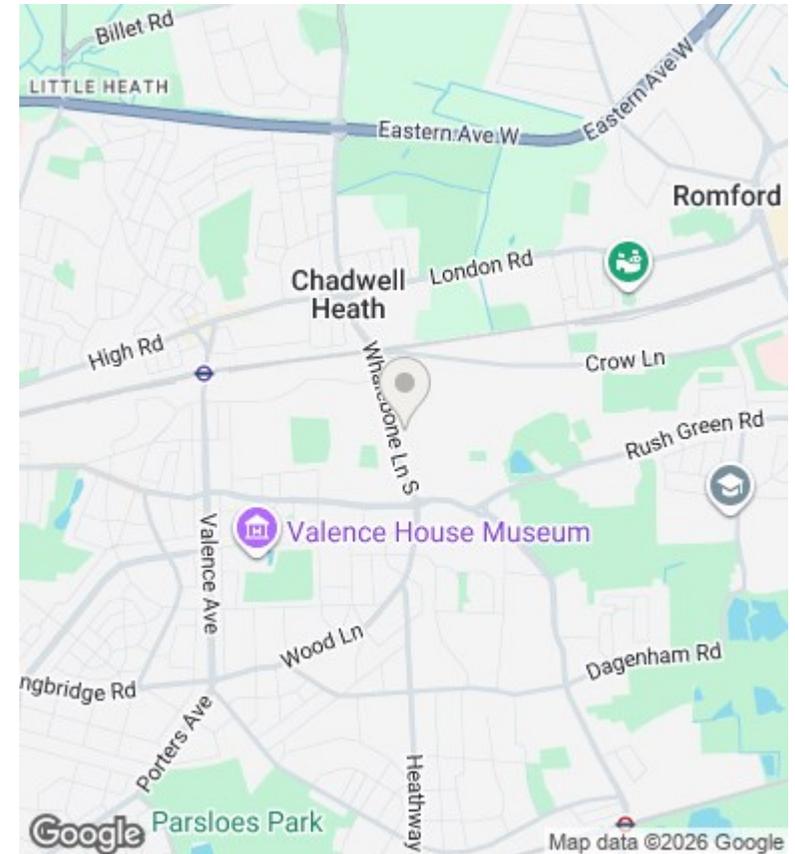


Grosvenor Road  
 Approx. Total Internal Area 1602 Sq Ft - 148.87 Sq M  
 (Including Eaves Storage & Summer House)  
 Approx. Gross Internal Area 1360 Sq Ft - 126.33 Sq M  
 (Excluding Eaves Storage & Summer House)  
 Approx. Gross Internal Area Of Summer House 167 Sq Ft - 15.54 Sq M



For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.



## Viewings

Viewings by arrangement only. Call 01708 202 777 to make an appointment.

## Council Tax Band

D

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	