



## 56 Bushway, Dagenham, RM8 3XD

Price Guide £350,000

- Two bedroom terraced house
- First floor bathroom
- Large private garden
- Off street parking
- Spacious lounge area
- Separate WC for convenience
- Close to local amenities
- Guide price £350.000 - £375.000

# 56 Bushway, Dagenham RM8 3XD

Maybury Estates are delighted to offer for sale this spacious two-bedroom house situated on the popular Bushway in Dagenham and offers generous living accommodation throughout.

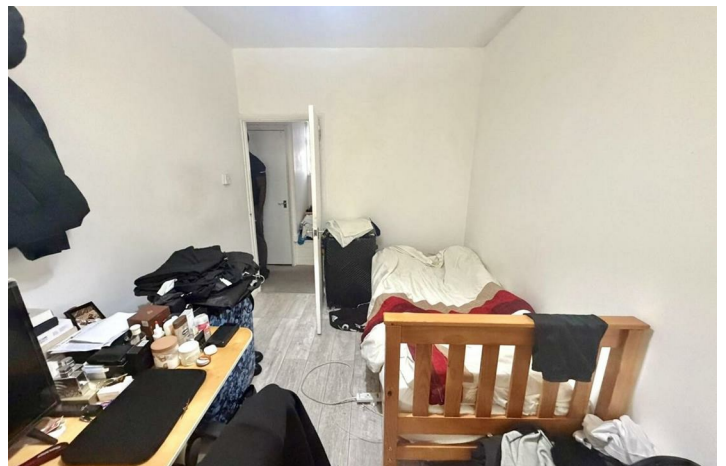
The property features a spacious and bright lounge, providing ample room for both living and dining. To the rear is a separate fitted kitchen with access to a large private garden, ideal for entertaining or family use.

On the first floor, the property offers two well-proportioned bedrooms along with a bathroom and a separate WC, creating a practical and comfortable layout. The home is well maintained and offers excellent potential for buyers looking to personalise.

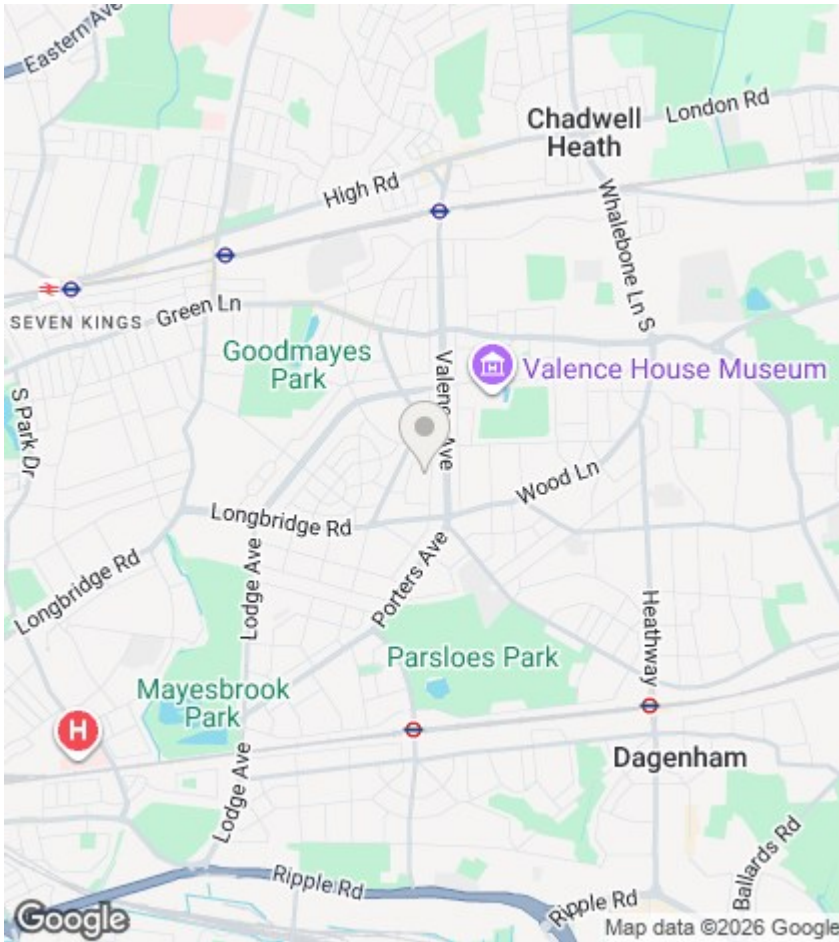
Ideally located close to local shops, schools, and amenities, the property also benefits from good transport links, including nearby bus routes and easy access to Dagenham Heathway Station, providing convenient connections into Central London.



Council Tax Band: C







## Directions

## Viewings

Viewings by arrangement only. Call 0207 018 0660 to make an appointment.

## EPC Rating:

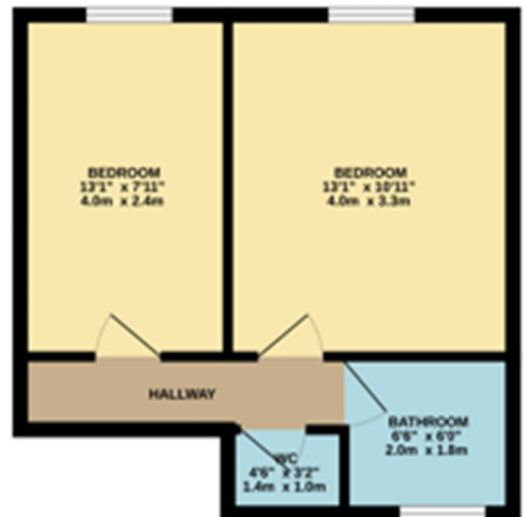
C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	74	
(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	

GROUND FLOOR  
420 sq ft. (28.0 sq m.) approx.



1ST FLOOR  
234 sq ft. (21.0 sq m.) approx.



TOTAL FLOOR AREA: 753 sq ft. (70.0 sq m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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