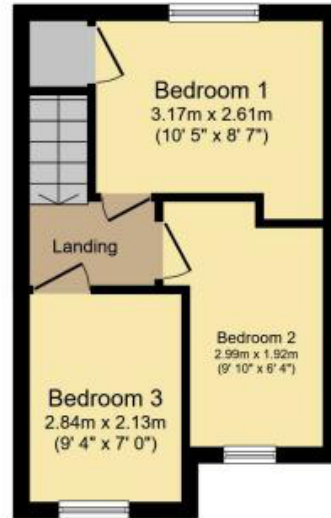





Ground Floor



First Floor

Total floor area 63.4 sq.m. (682 sq.ft.) approx

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		88
(69-80)	C		
(55-68)	D		
(39-54)	E	49	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Beam Avenue, Dagenham
£350,000

- THREE BEDROOM END OF TERRACE HOUSE
- NO ONWARD CHAIN
- GROUND FLOOR BATHROOM
- 60' REAR GARDEN
- OFF STREET PARKING
- REPLACED CARPETS & BOILER
- CLOSE TO SHOPS, AMENITIES & SCHOOLS
- EASY ACCESS TO DAGENHAM DOCK & HEATHWAY STATIONS
- IDEAL FIRST TIME BUY



Appointments to view and offers to purchase must be made through Patterson Hawthorn. These particulars are produced for guidance only and do not form any part of an offer or Contract. These particulars, whilst believed to be accurate are to be used for guidance only 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 the employment of Patterson Hawthorn has the authority to make or give any representation or warranty in respect of the property. Patterson Hawthorn have not tested any services or appliances in the property, prospective purchasers should satisfy themselves with regard to the working order of these.



GROUND FLOOR

Front Entrance

Via uPVC door opening into porch, obscure double glazed windows to front, tiled flooring, second front entrance via hardwood door opening into:

Reception Room One

4.07m x 3.98m (13' 4" x 13' 1") Into double glazed bay windows to front, feature fireplace, radiator, fitted carpet,

Reception Room Two

3.42m x 2.75m (11' 3" x 9' 0") Under stairs storage cupboards, radiator, window to rear, fitted carpet, stairs to first floor.

Kitchen

3.05m x 2.18m (10' 0" x 7' 2") Double glazed windows to side and rear, a range of matching wall and base units, laminate work surfaces, one and a half bowl inset sink and drainer with mixer tap, space and plumbing for appliances, space for freestanding fridge freezer, space for cooker, tiled flooring, uPVC door to rear opening to rear garden.



Bathroom

2.03m x 1.75m (6' 8" x 5' 9") (Max) Obscure double glazed windows to rear, low level flush WC, hand wash basin, shower cubicle, tiled walls, laminate tiled flooring.

FIRST FLOOR

Landing

Loft hatch to ceiling, fitted carpet.

Bedroom One

3.26m x 3.07m (10' 8" x 10' 1") > 2.67m (8' 9") Double glazed windows to rear, radiator, built-in over-stairs storage cupboard, fitted carpet.

Bedroom Two

2.85m x 2.07m (9' 4" x 6' 9") Double glazed bay windows to front, radiator, fitted carpet.

Bedroom Three

3.05m x 1.92m (10' 0" x 6' 4") Double double glazed windows to front, radiator, boiler, fitted carpet.

EXTERIOR

Rear Garden

Approximately 60' Hardstanding area, remainder laid to lawn, access to front via timber gate.

Front Exterior

Paved giving off street parking.

