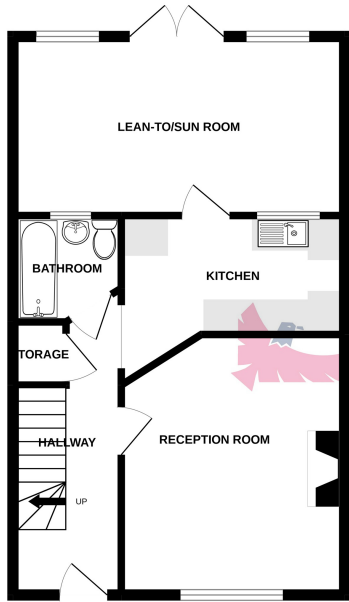
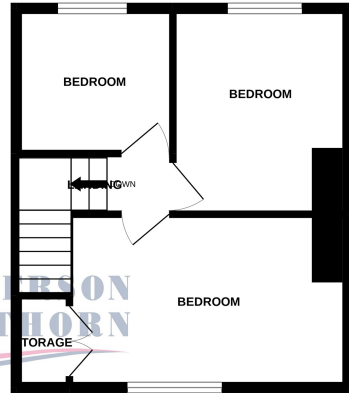


GROUND FLOOR
502 sq.ft. (46.7 sq.m.) approx.



1ST FLOOR
395 sq.ft. (31.1 sq.m.) approx.



TOTAL FLOOR AREA : 897 sq.ft. (77.8 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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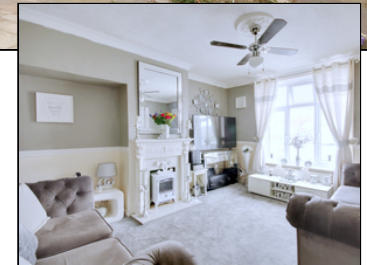
Rainham@pattersonhawthorn.co.uk



Heathway, Dagenham

Guide Price £400,000

- THREE BEDROOMS TERRACED HOUSE
- ADDITIONAL LOFT ROOM
- MAINTAINED & PRESENTED TO A HIGH STANDARD THROUGHOUT
- REPLACED TRIPLE GLAZED WINDOWS 2022
- REPLACED BOILER 2021
- LEAN TO / SUN ROOM
- APPROX 60' REAR GARDEN
- OFF STREET PARKING FOR TWO CARS
- CLOSE TO AMENITIES, SHOPS & SCHOOLS
- 0.5 MILES TO DAGENHAM HEATHWAY STATION



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GROUND FLOOR

Front Entrance

Via composite door opening into:

Hallway

Under-stairs storage space, radiator, laminate flooring, built-in storage cupboard with space for freestanding fridge freezer, stairs to first floor.

Reception Room

4.14m x 3.56m (13' 7" x 11' 8") Triple glazed windows to front, radiator, feature fireplace, fitted carpet.

Kitchen

3.58m x 1.85m (11' 9" x 6' 1") Inset spotlights to ceiling, triple glazed windows to rear, a range of matching wall and base units, laminate work surfaces, space for double cooker, space and plumbing for washing machine, tiled splash backs, radiator, tiled flooring, uPVC door to rear opening into:

Lean To / Sun Room

5.25m x 2.85m (17' 3" x 9' 4") Double glazed windows to rear, decking flooring, uPVC framed double doors to rear opening to rear garden.



Ground Floor Bathroom

1.73m x 1.66m (5' 8" x 5' 5") Opaque triple glazed windows to rear, low level flush WC, hand wash basin, panelled bath, shower, part tiled walls, radiator, vinyl flooring.

FIRST FLOOR

Landing

Loft hatch to ceiling with integral pull-down ladder leading to boarded loft, fitted carpet.

Bedroom One

4.44m x 2.77m (14' 7" x 9' 1") Triple glazed windows to front, radiator, large built-in storage cupboard, fitted carpet.

Bedroom Two

3.26m x 2.78m (10' 8" x 9' 1") Triple glazed windows to rear, radiator, fitted carpet.

Bedroom Three

2.57m x 2.3m (8' 5" x 7' 7") Triple glazed windows to rear, radiator, fitted carpet.

EXTERIOR

Rear Garden

Approximately 60' Mostly laid to lawn with hard standing area and timber shed to rear.

Front Exterior

Fully paved giving off street parking for two vehicles.