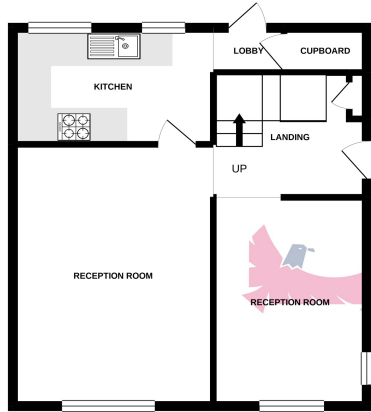
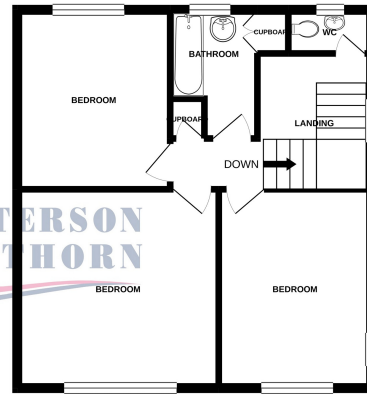


GROUND FLOOR  
473 sq.ft. (43.9 sq.m.) approx.



1ST FLOOR  
473 sq.ft. (43.9 sq.m.) approx.




TOTAL FLOOR AREA : 945 sq.ft. (87.8 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 operation or efficiency can be given. Made with MergeX v2020



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 to 100) <b>A</b>		
(81 to 91) <b>B</b>		
(69 to 80) <b>C</b>		73
(55 to 68) <b>D</b>	57	
(39 to 54) <b>E</b>		
(21 to 38) <b>F</b>		
(1 to 20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Wales &amp; N.Ireland</b>	EU Directive 2002/91/EC	

## Stevens Road, Dagenham £390,000

- THREE DOUBLE BEDROOMS
- END OF TERRACE HOUSE
- WELL MAINTAINED & PRESENTED THROUGHOUT
- TWO RECEPTION ROOMS
- POTENTIAL GROUND FLOOR FOURTH BEDROOM
- REAR GARDEN IN EXCESS OF 80'
- WITHIN A MILE OF GOODMAYES & CHADWELL HEATH STATIONS
- NO ONWARD CHAIN



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:

### **Ground Floor Hallway**

Under stairs storage space and small storage cupboard housing fuse box and electricity meter, radiator, fitted carpet, stairs to first floor.

### **Reception Room One**

4.7m x 3.69m (15' 5" x 12' 1"). Double glazed windows to front, radiator, fitted carpet.

### **Reception Room Two/ potential Fourth Bedroom**

3.61m x 2.76m (11' 10" x 9' 1"). Double glazed windows to front and side, radiator, fitted carpet.

### **Kitchen**

3.65m x 2.08m (12' 0" x 6' 10"). Double glazed windows to rear, a range of matching wall and base units, laminated work surfaces, inset sink and drainer with mixer tap, integrated oven, five ring gas hob, extractor hood, space and plumbing for appliances, tiled splash backs, wood grain effect vinyl flooring.

### **Rear Lobby**

Upvc door to rear opening to rear garden, tile effect vinyl flooring, large built-in storage cupboard.



## **WC**

(Located at half-way point of stairs) 1.48m x 0.88m (4' 10" x 2' 11"). Opaque double glazed window to rear, inset spotlights to ceiling, low level flush WC, hand wash basin, tiled walls, tiled effect vinyl flooring.

## **FIRST FLOOR**

### **Landing**

Via split level stairs, double glazed windows to side, loft hatch to ceiling, built-in storage cupboard, fitted carpet.

### **Bedroom One**

3.7m x 2.76m (12' 2" x 9' 1"). Double glazed windows to front and side, radiator, fitted carpet.

### **Bedroom Two**

3.69m x 3.3m (12' 1" x 10' 10"). Double glazed windows to front, radiator, fitted carpet.

### **Bedroom Three**

3.18m x 2.76m (10' 5" x 9' 1"). Double glazed windows to rear, radiator, fitted carpet.

### **Bathroom**

2.18m x 1.68m (7' 2" x 5' 6") x 1.53m (5' 0"). Inset spotlights to ceiling, opaque double glazed window to rear, paneled bath with shower attachment, separate shower, hand wash basin, large built-in over stairs storage cupboard housing boiler, radiator, tiled walls, wood grain effect vinyl flooring.

## **EXTERIOR**

### **Rear Garden**

Measuring approximately 87'. Immediate wraparound hard standing area, timber pergola with corrugated plastic roof, patio area to rear, two timber sheds, remainder laid to lawn, access to front via timber gate.

### **Front Exterior**

Paved driveway giving potential off street parking, hard standing path.