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Baynes Crescent, Dagenham £500,000

- FOUR BEDROOM TERRACED HOUSE
- 2017 NEW BUILD
- APPROX 3 YEARS BUILDERS WARRANTY REMAINING
- EXCELLENT CONDITION THROUGHOUT
- BOASTING OVER 1,300 SQUARE FEET OF LIVING SPACE OVER THREE FLOORS
- GROUND FLOOR WC
- FIRST FLOOR FAMILY BATHROOM





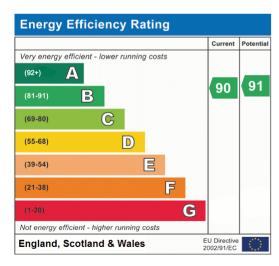
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1ST FLOOR 388 sq.ft. (36.1 sq.m.) approv 2ND FLOOR 388 sq.ft. (36.1 sq.m.) approx



TOTAL FLOOR AREA: 1289 sg.ft. (119.7 sg.m.) approx. We have a set of the set



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 of 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 hardwood door opening into:

Hallway

Two built-in storage cupboards, radiator, fitted carpet, stairs to first floor.

Reception Room (L-Shaped)

6.58m x 5.04m (21' 7" x 16' 6") (Max) Double glazed windows to rear, radiator, fitted carpet, hardwood framed double glazed door to rear opening to rear garden.

Kltchen

3.64m x 2.4m (11' 11" x 7' 10") Inset spotlights to ceiling, double glazed windows to front, a range of matching wall and base units, laminate work surfaces, inset sink and drainer with mixer tap, integrated oven, four ring gas hob, extractor hood, space and plumbing for washing machine, integrated fridge, integrated freezer, integrated dishwasher, boiler to front, tiled splash backs, tiled flooring.

Ground Floor WC

1.9m x 1.4m (6' 3" x 4' 7") Low level flush WC, hand wash basin set on a tiled surface, chrome radiator, vinyl flooring.

FIRST FLOOR

Landing

Built in storage cupboard housing water tank, radiator, fitted carpet, stairs to first floor, hardwood framed double glazed door to rear opening into:







Balcony

5.3m x 2.45m (17' 5" x 8' 0") Laid to uPVC decking.

Bedroom Two

4.12m x 2.88m (13' 6" x 9' 5") Double glazed windows to front, radiator, fitted carpet.

Bedroom Three

3.08m x 2.88m (10' 1" x 9' 5") Double glazed windows to rear, radiator, fitted carpet.

Bathroom

 $2.18m \times 2.06m$ (7' 2" x 6' 9") Obscure double glazed windows to front, panelled bath, low level flush WC, hand wash basin set on a tiled surface, chrome panel radiator, part tiled walls, vinyl flooring.

SECOND FLOOR

Landing

Built in storage cupboard, fitted carpet.

Bedroom One

5.52m x 2.28m (18' 1" x 7' 6") Double glazed windows to front, built-in storage cupboard, radiator, fitted carpet.

Ensuite Shower Room / WC

2.21m x 2.06m (7' 3" x 6' 9") Obscure double glazed windows to front, low level flush WC, hand wash basin set on a tiled surface, rainfall shower cubicle, chrome radiator, part tiled walls, vinyl flooring.

Bedroom Four

4.06m x 1.71m (13' 4" x 5' 7") Double glazed windows to rear, radiator, fitted carpet.

EXTERIOR

Rear Garden

Approximately 23' Mostly laid to patio, part laid to lawn and part laid to decorative pebbles, timber shed to rear, access to rear via timber gate.

Front Exterior

Fully paved, timber storage shed, metal gate to front, residents parking to front.