



TOTAL FLOOR AREA: 1289 sq.ft. (119.7 sq.m.) approx.

While 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.
Made with Metropac 12/2024



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



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	90	91
(69-80) C		
(55-68) D		
(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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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.

Kitchen

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 x 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.

