



Manor Road Dagenham East RM10 8BB

- Detached Two Bedroom Bungalow
- Upvc Double Glazed
- Gas Central Heating
- Lounge 16'1 x 10'11
- Separate Dining Area
- Fitted Kitchen 11'10 x 10'7
- Bathroom/WC
- Block Paved Driveway
- Approx 100' Rear Garden
- Close to Dagenham East Station



Connollys are pleased to offer to the market this well presented two double bed roomed detached bungalow which is situated within close proximity of Dagenham East Station. The accommodation on offer comprises lounge, dining area, fitted kitchen, two double bedrooms, and bathroom/Wc. To the exterior there is an approx 100' rear garden and block paved driveway to front providing off road parking. The property additionally benefits Upvc double glazing and gas central heating an an early appointment to view is recommended.

£425,000 Freehold

**"To view the full sales particulars,
please visit our website:
www.connollysestates.co.uk"**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		45	69

England, Scotland & Wales

EU Directive 2002/91/EC

Entrance Lobby:

Via Upvc double glazed door and door leading to:

Dining Area:

16' 2" x 10' 11" (4.93m x 3.33m).(Narrowing to 9'8) Double glazed lead lite window to front aspect. Coved ceiling with ceiling rose. Dado Rail. Feature fireplace with tiled hearth. Radiator. Laminate wood floor.

Lounge:

16' 1" x 10' 11" (4.90m x 3.33m)(Narrowing to 9'8) Coved ceiling. Picture rail. Double glazed french door to rear aspect. Two radiators.

Kitchen:

11' 10" x 7' 0" (3.61m x 2.13m) Double glazed window to rear aspect. Double glazed door to side. Wall and base units, sink and drainer unit with mixer tap. Work tops with tiled splash back. Space for appliances. Fitted fridge/freezer.

Bathroom:

7' 4" x 7' 0" (2.24m x 2.13m) Obscured double glazed window to side aspect. Sink with mixer tap set in vanity unit. Low level Wc. Shower cubicle. Part tiled walls. Towel radiator.

Bedroom One:

14' 8" x 10' 6" (4.47m x 3.20m)(Max) Double glazed lead lite window to front aspect. Coved ceiling. Fitted wardrobes, bedside cabinet and drawer units. Radiator.

Bedroom Two:

10' 4" x 9' 11" (3.15m x 3.02m) (Narrowing to 7'4). Double glazed window to side aspect. Coved ceiling. Fitted wardrobe and drawers. Radiator.

Rear garden:

Approx 100' Rear garden part paved patio area with remainder laid to lawn. Flower and shrub borders. Summerhouse and timber shed to remain. Concrete storage shed.

Front Garden:

Block paved providing off street parking.

Council Tax:

London Borough of Barking & Dagenham
Tax Band D - £1,892.71 (Before any discount, if applicable.)

Disclaimer:

The Agent has not tested any apparatus, equipment, fixture, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal documentation to verify legal status of the property or the validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors.

The measurements supplied are for general guidance, and as such must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense. Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property.

The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts.

These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments.

If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested.

STPP equal to subject to planning permission.

