


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	53	72
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Dagenham Road, Rainham

£475,000

- EXTENDED THREE BEDROOM END OF TERRACE HOUSE
- EXCELLENT CONDITION THROUGHOUT
- THREE RECEPTIONS
- GROUND FLOOR WC
- 70' PRIVATE REAR GARDEN
- 32' x 15' DOUBLE GARAGE
- OFF STREET PARKING
- POTENTIAL TO FURTHER EXTEND (SUBJECT TO PLANNING)
- EASY ACCESS TO BRETONS LAKE & OUTDOOR RECREATION CENTRE
- CONVENIENT FOR RAINHAM & ELM PARK STATIONS

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GROUND FLOOR

Front Entrance

Via uPVC door opening into porch; double glazed window to front, radiator, two built-in storage cupboards, laminate flooring, double doors opening into:

Entrance Hall

Understairs storage cupboard housing metres and fuse box, radiator, laminate flooring, stairs to first floor.

Ground Floor WC

Inset spotlights to ceiling, double glazed window to side, low level flush WC, circular hand wash basin with mixer tap on a hardwood surface over a base unit, radiator, part tiled walls, laminate flooring.

Reception Room One

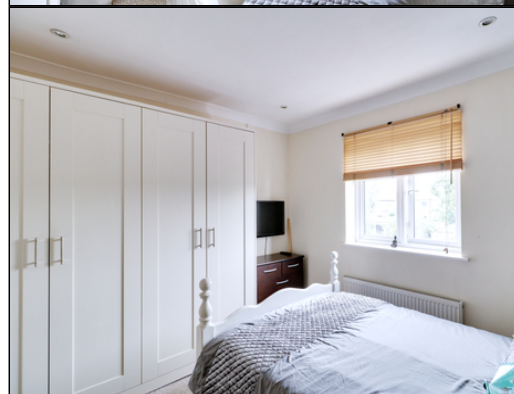
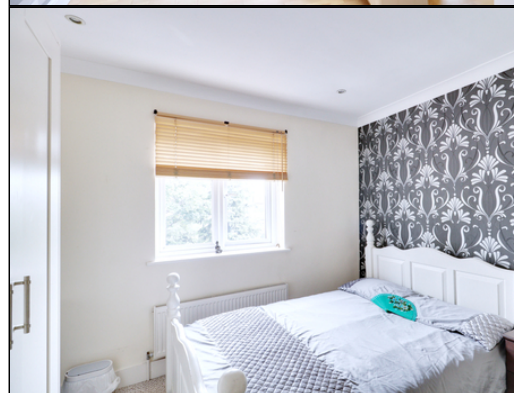
3.67m x 3.35m (12' 0" x 11' 0") Double glazed windows to front, inset spotlights to ceiling, modern vertical radiator, feature fireplace, hardwood flooring.

Reception Room Two

3.0m x 2.47m (9' 10" x 8' 1") Inset spotlights to ceiling, modern vertical radiator, hardwood flooring, hardwood double doors to rear opening into:

Reception Room Three

5.13m x 2.84m (16' 10" x 9' 4") Skylight window to ceiling, inset spotlights to ceiling, double glazed windows to side and rear, two radiators, hardwood flooring, aluminium framed double glazed sliding door to rear opening to rear garden.



Kitchen

3.0m x 2.56m (9' 10" x 8' 5") inset spotlights to ceiling, double glazed windows to side, a range of matching wall and base units, laminate work surfaces, circular inset sink and drainer with mixer tap, integrated oven, four ring gas hob, extractor hood, space and plumbing for washing machine, space for freestanding fridge freezer, tiled splashbacks, radiator, laminate flooring.

FIRST FLOOR

Landing

Loft hatch to ceiling, inset spotlights to ceiling, over-stairs storage cupboard, fitted carpet.

Bedroom One

3.75m x 3.21m (12' 4" x 10' 6") Inset spotlights to ceiling, double glazed windows to front, fitted wardrobes & eye-level wall units, fitted vanity unit, radiator, fitted carpet.

Bedroom Two

3.03m x 3.01m (9' 11" x 9' 11") Inset spotlights to ceiling, double glazed windows to rear, fitted wardrobes, fitted carpet.

Bedroom Three

2.03m x 2.02m (6' 8" x 6' 8") Inset spotlights to ceiling, double glazed windows to front, radiator, fitted single bed with drawer units under, fitted carpet.

Bathroom

2.02m x 1.66m (6' 8" x 5' 5") Inset spotlights to ceiling, double glazed window to rear, panelled bath, low level flush WC, hand wash basin, fitted cabinet, radiator, laminate flooring.

EXTERIOR

Rear Garden

Approximately 70' Immediate raised decking area, remainder laid to lawn with brick bush and plant borders, paved pathway to centre, paved area to rear.

Detached Double Garage

Approximately 32' x 15' Power and lighting, electric roller door to rear, single door to front. Access via Castle Avenue.

Front Exterior

Paved giving off street parking for one car.