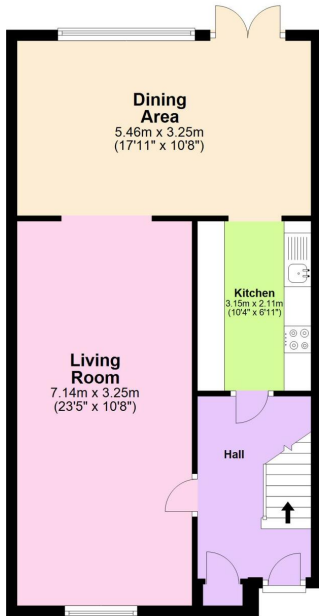


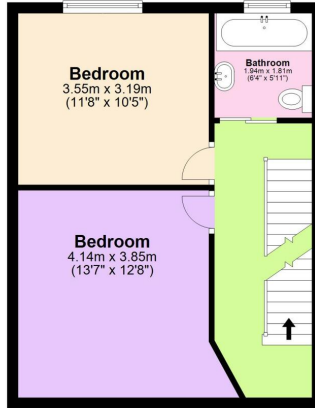
Ground Floor

Approx. 56.7 sq. metres (610.0 sq. feet)



First Floor

Approx. 39.0 sq. metres (419.6 sq. feet)



Second Floor

Approx. 27.6 sq. metres (297.3 sq. feet)



Total area: approx. 123.3 sq. metres (1326.9 sq. feet)

For illustration purposes only. @modephoto.uk modephoto.co.uk
Plan produced using PlanUp.

Sterry Road




Sterry Road, Dagenham

£415,000

- THREE DOUBLE BEDROOMS TERRACED HOUSE
- SINGLE REAR & DORMER LOFT EXTENSIONS
- THREE FLOORS
- RECENTLY BUILT OUTBUILDING WITH POWER & INTERNET
- DRIVEWAY GIVING POTENTIAL OFF STREET PARKING
- 0.4 MILES TO DAGENHAM HEATHWAY STATION
- CLOSE TO SHOPS, AMENITIES & SCHOOLS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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:

Hallway

Built-in storage cupboard to front housing boiler, radiator, laminate flooring, under stairs storage cupboards, stairs to first floor.

Reception Room One

7.24m x 3.29m (23' 9" x 10' 10") Inset spotlights to ceiling, double glazed windows to front, radiator, laminate flooring.

Reception Room Two

4.97m x 2.9m (16' 4" x 9' 6") Corrugated plastic skylight windows, inset spotlights to ceiling, double glazed windows to rear, radiator, tiled flooring, uPVC framed double doors with integral blinds opening to rear garden.

Kitchen

3.17m x 1.82m (10' 5" x 6' 0") Inset spotlights to ceiling, a range of matching wall and base units, laminate work surfaces, inset sink and drainer with mixer tap, integrated oven, four ring gas hob, space and plumbing for washing machine, space for tumble dryer, space and plumbing for dishwasher, part tiled walls, tiled flooring.



FIRST FLOOR

Landing

Fitted carpet, stairs to second floor.

Bedroom Two

4.0m x 3.24m (13' 1" x 10' 8") Double glazed windows to front, radiator, fitted wardrobes, fitted carpet.

Bedroom Three

3.35m x 3.19m (11' 0" x 10' 6") Double glazed windows to rear, radiator, fitted carpet.

Bathroom

1.77m x 1.65m (5' 10" x 5' 5") Opaque double glazed windows to rear, panelled bath, shower, low level flush WC, hand wash basin, radiator, tiled walls, tiled flooring.

SECOND FLOOR

Bedroom One

5.4m x 3.79m (17' 9" x 12' 5") Skylight window to front ceiling, inset spotlights to ceiling, double glazed windows to rear, radiator, fitted carpet.

Ensuite Shower Room

1.95m x 1.17m (6' 5" x 3' 10") Double glazed windows to rear, low level flush WC, hand wash basin, shower cubicle, part tiled walls, tiled flooring.

EXTERIOR

Rear Garden

Approximately 30' (to front of outbuilding) Immediate patio. remainder laid to lawn.

Detached Outbuilding

4.19m x 3.12m (13' 9" x 10' 3") Modern daylight spotlights to ceiling, power, double glazed windows, fully insulated.

Front Exterior

Small laid to lawn front garden, hard standing driveway giving potential off street parking.