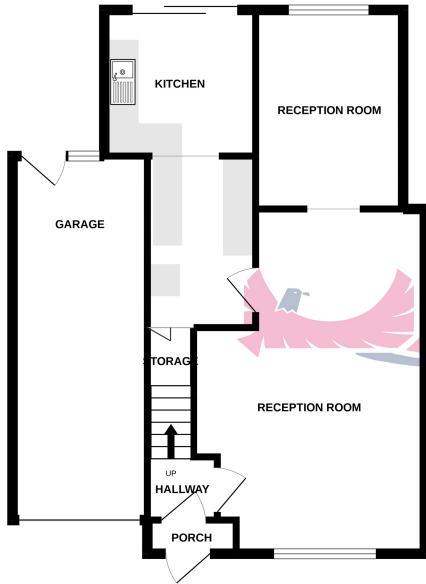
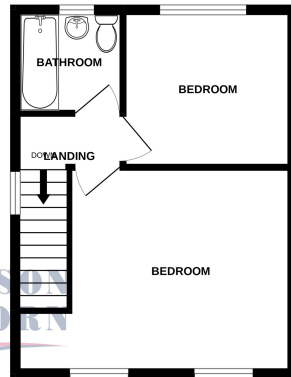


GROUND FLOOR  
641 sq.ft. (59.5 sq.m.) approx.



1ST FLOOR  
320 sq.ft. (29.8 sq.m.) approx.



TOTAL FLOOR AREA: 961 sq.ft. (89.3 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 Metroplan 11/2022



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## Western Avenue, Dagenham £350,000

- TWO BEDROOMS END OF TERRACED HOUSE
- NO ONWARD CHAIN
- MODERNISATION REQUIRED
- TWO RECEPTION ROOMS / POTENTIAL GROUND FLOOR THIRD BEDROOM
- ATTACHED GARAGE & GATED OFF STREET PARKING
- 85' REAR GARDEN
- CLOSE TO SHOPS, AMENITIES & SCHOOLS
- 0.2 MILES TO DAGENHAM EAST STATION



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## GROUND FLOOR

### **Front Entrance**

Via aluminium framed door opening into storm porch, opaque double glazed window to front, second front entrance via hardwood door opening into:

### **Hallway**

Fitted carpet, stairs to first floor.

### **Reception Room One**

5.93m x 3.97m (19' 5" x 13' 0") > 2.9m (9' 6") Double glazed windows to front, feature gas fireplace, radiator, fitted carpet.

### **Reception Room Two / Potential Third Bedroom**

3.42m x 2.55m (11' 3" x 8' 4") Single glazed windows to rear, radiator, fitted carpet.

### **Kitchen / Diner**

5.46m x 2.61m (17' 11" x 8' 7") > 1.89m (6' 2") A range of matching wall and base units, laminate work surfaces, inset sink and drainer, space and plumbing for washing machine, space for cooker, space for fridge freezer, space for further appliance, under stairs storage cupboard housing gas and electricity metres, radiator, tiled splash back, vinyl flooring, sliding doors to rear opening to rear garden.



## FIRST FLOOR

### **Landing**

Double glazed window to side, fitted carpet.

### **Bedroom One**

3.6m x 3.23m (11' 10" x 10' 7") Double glazed windows to front, built-in storage cupboards, fitted carpet.

### **Bedroom Two**

2.92m x 2.71m (9' 7" x 8' 11") Double glazed windows to rear, radiator, fitted carpet.

### **Bathroom**

1.85m x 1.76m (6' 1" x 5' 9") Opaque double glazed windows to rear, panelled bath, hand wash basin, low-level flush WC, shower, radiator, tiled walls, vinyl flooring.



## EXTERIOR

### **Rear Garden**

Approximately 85' - Immediate patio area, remainder mostly laid to lawn, brick shed to rear, access to front through

### **Garage**

Hardwood door to rear, metal up and over door to front.



### **Front Exterior**

Paved giving gated off street parking.

