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Third Avenue, Dagenham

£400,000

- THREE BEDROOM TERRACED HOUSE
- RE-FITTED GROUND FLOOR SHOWER ROOM
- 19' CONSERVATORY
- 65' WELL MAINTAINED REAR GARDEN
- OFF STREET PARKING
- POTENTIAL TO EXTEND (SUBJECT TO PLANNING)
- WALKING DISTANCE TO BEAM COUNTY PRIMARY SCHOOL
- LOCATED NEXT TO BEAM PARKLANDS COUNTRY PARK
- EASY ACCESS TO A13 & M25



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			
		61	81
England, Scotland & Wales		EU Directive 2002/91/EC	

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GROUND FLOOR

Front Entrance

Via aluminium framed double glazed sliding door opening into porch, second front entrance via hardwood door opening into:

Reception Room

4.08m x 4.03m (into bay) (13' 5" x 13' 3"). Double glazed bay windows to front, radiator, feature fireplace, fitted carpet.

Kitchen

4.1m x 2.78m (13' 5" x 9' 1"). Under-stairs storage cupboard, a range of matching wall and base units, laminate work surfaces, inset sink and drainer with mixer tap, space for double cooker, space and plumbing for washing machine, extractor hood, part tiled walls, double glazed windows to rear, uPVC obscure double glazed door opening into:

Conservatory

6m (max) x 3.47m (19' 8" x 11' 5"). Corrugated plastic roof/ceiling, double glazed windows throughout, uPVC framed double glazed double doors to rear opening to rear garden.



Shower Room

2.24m x 1.73m (7' 4" x 5' 8"). Obscure double glazed windows to rear, low level flush WC, hand wash basin set on base unit, rainfall shower cubicle, wall units, chrome hand towel radiator, tiled walls, tiled flooring.

FIRST FLOOR

Landing

Loft hatch to ceiling, fitted carpet.

Bedroom One

3.25m x 3.1m (10' 8" x 10' 2"). Double glazed windows to rear, radiator, fitted wardrobes, fitted carpet.

Bedroom Two

3.07m x 1.87m (10' 1" x 6' 2"). Double glazed windows to front, radiator, fitted wardrobes, fitted carpet.

Bedroom Three

2.87m x 2.12m (9' 5" x 6' 11"). Double glazed windows to front, radiator, fitted wardrobes, fitted carpet.

EXTERIOR

Rear Garden

Approximately 65'. Immediate patio, remainder laid to lawn, patio area and timber shed to rear.

Front Exterior

Paved giving off street parking.