



**EXTENDED KITCHEN DINER**

**BEAUTIFULLY MAINTAINED GARDEN**

**OFF ROAD PARKING**

**POTENTIAL TO EXTEND**

**CLOSE TO LOCAL SHOPS**

**WALKING DISTANCE TO SOUTH PARK**



Asking Price £350,000

Ideal Locations are pleased to present to the market this much improved two bedroom terraced house. The ground floor benefits from a spacious lounge, fully fitted kitchen, bathroom, large conservatory and a low maintenance garden. The first floor has two double bedrooms.

The property is located close to the ever popular Heathway and is within walking distance of Dagenham Heathway station and local amenities.

Hallway: Entrance via storm porch with double glazed door with further door leading to open plan lounge.

Lounge 15ft x 10ft 3in (4.6m x 3.1m): Double glazed window, coving to ceiling, laminate flooring, radiator.

Kitchen 10ft 6in x 7ft 7in (3.2m x 2.3m): Range of wall and base units, with integrated gas hob and electric oven, stainless steel chimney hood, stainless steel single drainer sink with mixer tap. Coving to ceiling, laminate flooring, double glazed window.

Shower room 7ft 6in x 4ft 3in (2.3m x 1.3m): Tiled walls and floor, chrome towel radiator, close coupled WC, wash hand basin, shower cubicle with shower mixture, double glazed window.

Conservatory 13ft 8in x 12ft 9in (4.2m x 3.93m): Double glazed conservatory with double glazed door to garden, radiator, laminate flooring. Doors to storage area and utility room housing washing machine and dryer.

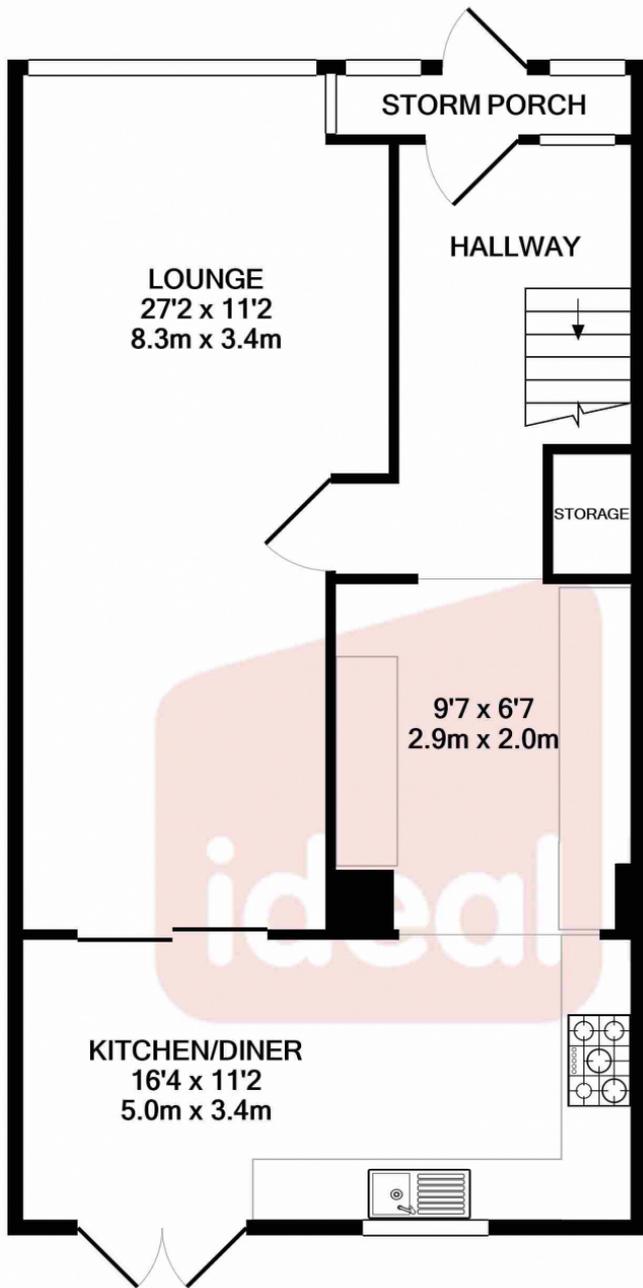
Bedroom 1 13ft 1in x 10ft 6in (4m x 3.2m): Double glazed window, fitted ward robes, radiator.

Bedroom 2 15ft 3in x 7ft 9in (4.7m x 2.4m): Double glazed window, radiator, coving to ceiling.

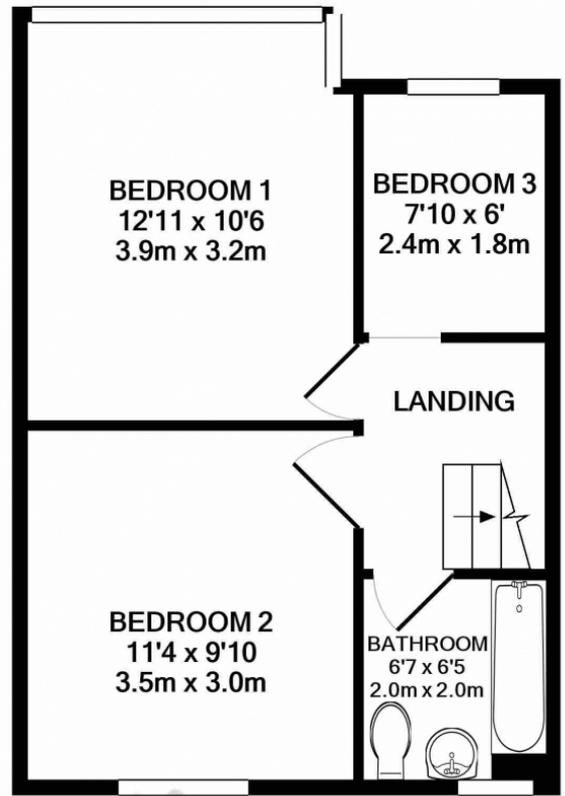
Garden: Approximately 40ft in length, low maintenance garden mainly paved.

Off street parking: Block paved driveway.

MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale. THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.



GROUND FLOOR  
APPROX. FLOOR  
AREA 700 SQ.FT.  
(65.0 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 384 SQ.FT.  
(35.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 1084 SQ.FT. (100.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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

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