

## Ballards Road, Dagenham

£440,000 Freehold

Extended To Rear • CHAIN FREE • Off Street Parking • Through Lounge • Kitchen Diner • Well Maintained Rear Garden • 1st Floor Shower Room • Great Potential To Improve • Double Glazing • Gas Central Heating



Stoneshaw



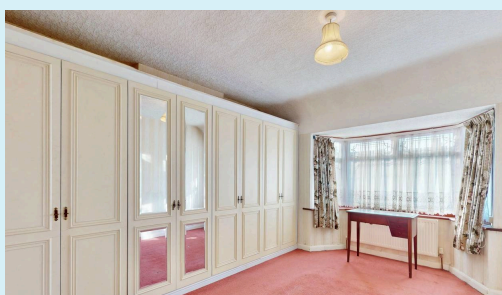
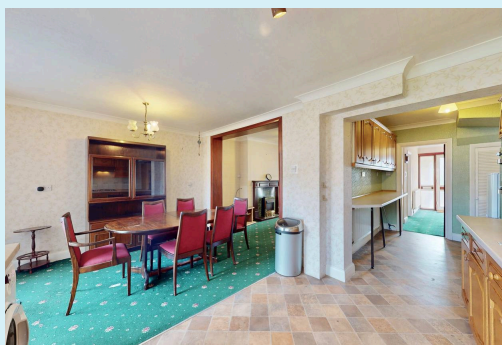
CHAIN FREE 3-bed terraced house with rear extension, through lounge, kitchen diner, and first-floor shower room. Off-street parking, well-maintained garden, double glazing, gas heating. Ideal for families or investors with potential for further improvements. Close to amenities, schools, and transportation.

Council Tax band: C

Tenure: Freehold



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- › CHAIN FREE
- › Off Street Parking
- › Through Lounge
- › Kitchen Diner
- › Well Maintained Rear Garden
- › 1st Floor Shower Room
- › Great Potential To Improve
- › Double Glazing
- › Gas Central Heating



### **Hallway**

Double glazed glass door, fitted carpet, radiator, under stairs storage cupboard, stairs to 1st floor, doors to

### **Through Lounge**

26' 8" x 11' 7" (8.13m x 3.53m)

with 1st measurement into bay window and 2nd measurement narrowing to 3.222m. Fitted carpet, 2 radiators, feature fire place, double glazed bay window to front aspect, opening to dining area.

### **Kitchen**

20' 11" x 7' 1" (6.38m x 2.17m)

at narrowest point but 2nd part of kitchen is open plan. Eye and base level units, rolled edge work tops and breakfast bar, radiator, space and plumbing for washing machine, fridge freezer, eye level electric oven plus 5 ring gas burner hob, ceramic tiled splash backs, 1 1/2 bowl sink with mixer tap, vinyl flooring, built in under stairs cupboard, double glazed uPVC window to rear aspect, open plan to dining area.

### **Dining Room**

10' 9" x 8' 2" (3.28m x 2.48m)

Open plan to kitchen, fitted carpet, opening to through lounge, double glazed uPVC double doors to garden.

### **Landing**

Fitted carpet, loft access, doors to

### **Bedroom 1**

14' 3" x 10' 8" (4.34m x 3.24m)

with 1st measurement into bay window and 2nd measurement into wardrobe recess. Fitted carpet, radiator, fitted wardrobes, double glazed bay window to front aspect.

### **Bedroom 2**

12' 5" x 11' 1" (3.79m x 3.38m)

narrowing to 2.985m. Fitted carpet, radiator, built in cupboard housing gas boiler (Untested), double glazed uPVC window to rear aspect.

### **Bedroom 3**

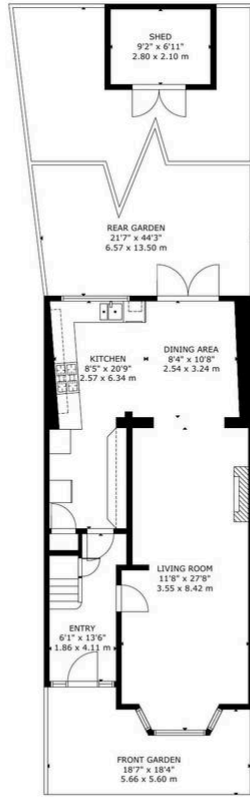
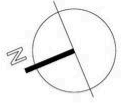
10' 5" x 6' 11" (3.18m x 2.11m)

with 1st measurement narrowing to 2.859m. Fitted carpet, radiator, double glazed window to front aspect.

### **Shower Room**

6' 2" x 5' 10" (1.89m x 1.79m)

3 piece suite comprising low level w/c, wash basin, shower cubicle with electric shower, ceramic tiled walls, wood flooring, heated towel rail, double glazed obscure window to rear aspect.

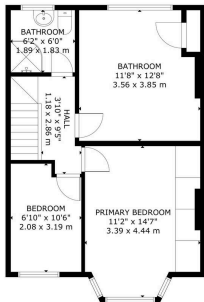


GROSS INTERNAL AREA

TOTAL: 106 m<sup>2</sup>/1,149 sq ft

GROUND FLOOR: 62 m<sup>2</sup>/672 sq ft, FIRST FLOOR: 44 m<sup>2</sup>/477 sq ft  
EXCLUDED AREAS: FRONT GARDEN: 31 m<sup>2</sup>/338 sq ft, REAR GARDEN: 80 m<sup>2</sup>/864 sq ft, SHED: 6 m<sup>2</sup>/63 sq ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

GROUND FLOOR



You can include any text here. The text can be modified upon generating your brochure.