



Clemence Road, Dagenham

£500,000 Freehold

4 Bedroom Semi Detached House • CHAIN FREE • Excellent Condition • Extended To Rear • Spacious Lounge/Diner • Ground Floor Shower Room • Modern & Spacious Kitchen • 1st Floor Bathroom • 4th Bedroom To Ground Floor • Double Glazed



Immaculate 4-bed Semi-Detached House with tasteful rear extension, modern kitchen, spacious lounge/diner, double glazing. Well-maintained garden, off-street parking, convenient location. Great potential.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



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Hallway

Double glazed uPVC door, flat plastered ceiling and walls, ceramic tiled floor, radiator in ornate cover, doors to shower room and lounge/diner, double glazed uPVC obscure window to side aspect.

Shower Room

5' 11" x 4' 3" (1.80m x 1.29m)

3 piece suite comprising low level w/c, wash hand basin, shower cubicle with built in shower, ceramic tiled walls and floor, flat plastered ceiling with spot lights, heated towel rail, double glazed uPVC obscure window to front aspect.

Through Lounge/Diner

25' 11" x 17' 4" (7.91m x 5.28m)

narrowing to 4.713m x 2.770. Solid wood flooring, flat plastered ceiling and walls, stairs to 1st floor, under stairs storage cupboard, 3 radiators, door to bedroom 4, opening to kitchen/breakfast room, double glazed uPVC obscure window to side aspect.

Kitchen/Breakfast Room

16' 8" x 10' 11" (5.08m x 3.32m)

Eye and base level units, granite work tops and breakfast bar, 1 1/2 bowl sink with mixer tap, double oven with 8 ring gas burner hob and extractor hood, integrated dish washer, space and plumbing for fridge freezer, ceramic tiled floor and splash backs, flat plastered ceiling and walls, 3 double glazed sky light windows to ceiling, spotlights to ceiling, double glazed uPVC window and double doors to garden.

Bedroom 4

16' 11" x 7' 7" (5.16m x 2.32m)

Fitted carpet, flat plastered ceiling and walls, radiator, double glazed uPVC window to front aspect.

Landing

Fitted carpet, built in cupboard with plumbing for washing machine, double glazed uPVC window to side aspect, doors to

Bedroom 1

13' 5" x 9' 7" (4.09m x 2.92m)

Fitted carpet, flat plastered walls, radiator, loft hatch, double glazed uPVC window to front aspect.

Bedroom 2

12' 4" x 9' 7" (3.76m x 2.91m)

Laminate flooring, part flat plastered walls, radiator, double glazed uPVC window to side aspect.

Bedroom 3

10' 2" x 7' 7" (3.10m x 2.32m)

Fitted carpet, flat plastered walls, radiator, double glazed uPVC window to front aspect.

Bathroom

7' 6" x 6' 2" (2.28m x 1.87m)

3 piece suite comprising low level w/c, wash basin with vanity unit, panel enclosed bath with electric shower plus a shower screen, radiator, vinyl floor tiles, uPVC clad walls by bath, ceramic tiled splash backs, radiator, double glazed uPVC obscure window to rear aspect.

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