



Grafton Road, Dagenham

£229,995 Leasehold

1st Floor Maisonette • CHAIN FREE • Excellent Condition • Private Garden • Newly Decorated • Modern Kitchen • Private Loft • 104 Year Lease Remaining • Double Glazing • Balcony



Stoneshaw

CHAIN FREE! Modern 1-bed maisonette with private garden, newly decorated interiors, modern kitchen, private loft, and 104-year lease. Outside features lawn, decking patio, and two sheds for storage.

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



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Entrance Hall

Via double glazed door, radiator, flat plastered walls and ceiling, stairs to 1st floor.

Landing

Double glazed uPVC window to rear aspect, fitted carpet, flat plastered ceiling and walls, spot lights to ceiling, built in cupboard, loft access, double glazed door to balcony, doors to

Bedroom

11' 10" x 10' 1" (3.61m x 3.07m)

narrowing to 2.574m. Fitted carpet, flat plastered walls and ceiling, radiator, double glazed uPVC window to front aspect.

Living Room

13' 5" x 12' 1" (4.10m x 3.68m)

narrowing to 3.321m. Fitted carpet, double radiator, double glazed uPVC window to front aspect.

Kitchen

11' 11" x 9' 1" (3.62m x 2.78m)

Eye and base level units, marble effect work tops, space and plumbing for washing machine, fridge freezer, electric over and gas hob. Flat plastered ceiling and walls, spot lights to ceiling, radiator, ceramic tiled splash backs, wall mounted gas boiler set within built in cupboard with access hatch, double glazed uPVC window to rear aspect.

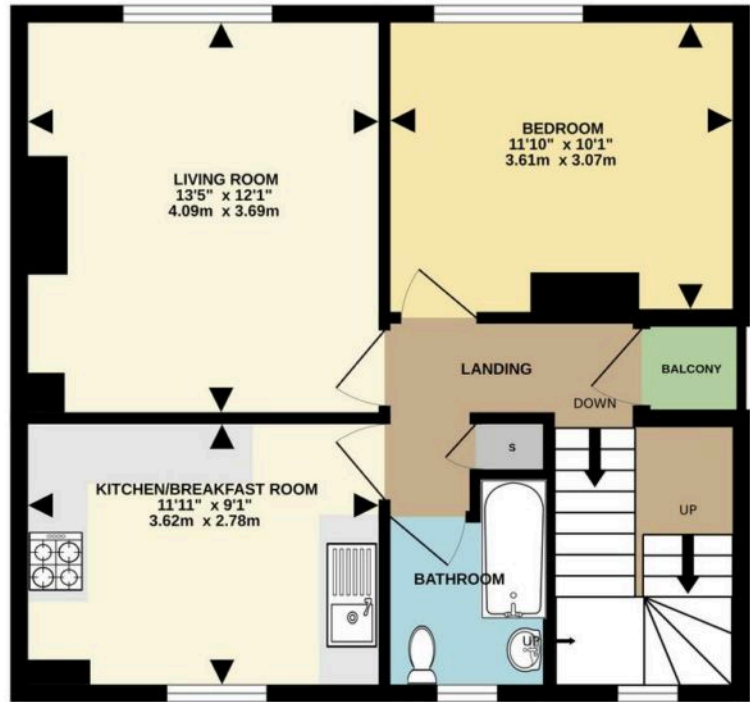
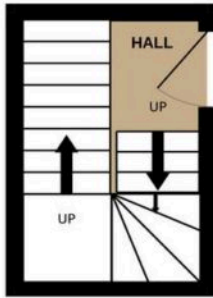
Bathroom

6' 11" x 5' 5" (2.10m x 1.65m)

with 1st measurement narrowing to 1.747m. 3 piece suite comprising low level w/c, wash basin set in vanity unit, panel enclosed bath with electric shower, ceramic tiled walls and floor, flat plastered ceiling with spot lights, heated towel rail, double glazed obscure uPVC window to rear aspect.

First Floor
515 sq.ft. (47.9 sq.m.) approx.

Ground Floor
58 sq.ft. (5.4 sq.m.) approx.



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TOTAL FLOOR AREA : 574 sq.ft. (53.3 sq.m.) approx.

Whilst 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.
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