



Brook Avenue, Dagenham

£350,000 Freehold

CHAIN FREE • Excellent Condition • Living & Dining Rooms • Modern Kitchen Plus Utility Room • 1st Floor Bathroom Plus Ground Floor W/C • Double Glazing • Electric Heating • Newly Decorated • Small Courtyard Garden • Permit Parking On Street



Stoneshaw

Chain free, 3-bed semi-detached house in excellent condition. Spacious living/dining room, modern kitchen, first floor bath, ground floor W/C. Double glazing, electric heating, courtyard garden. Easy access to amenities, schools, and public transport. THIS IS A BISF STEEL FRAME PROPERTY SO MORTGAGE RESTRICTIONS MAY APPLY.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E



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Hallway

Laminate flooring, electric radiator, stairs to 1st floor, under stairs cupboard, uPVC front door, flat plastered walls, doors to living room and kitchen.

Living Room

13' 10" x 11' 9" (4.22m x 3.59m)

Newly fitted laminate flooring, flat plastered walls, feature fire place, electric radiator, double glazed uPVC window to front aspect, opening to dining room.

Dining Room

10' 5" x 8' 4" (3.18m x 2.54m)

Newly fitted laminate floor, electric radiator, flat plastered walls, opening to kitchen, double glazed uPVC window and door to courtyard garden.

Kitchen

Eye and base level units, grey rolled edge work tops, white composite 1 1/2 bowl sink with mixer tap, ceramic tiled splash backs, space and plumbing for dish washer & electric oven, flat plastered ceiling with spot lights, double glazed uPVC window to rear aspect, double doors to utility room.

Utility Room

10' 7" x 3' 11" (3.22m x 1.20m)

Flat plastered ceiling and walls, space and plumbing for washing machine and fridge freezer, ceramic tiled floor, double glazed uPVC window and side to side access, folding doors to toilet.

w/c

Low level w/c, wash hand basin, flat plastered ceiling and walls, ceramic tiled floor, double glazed obscure window to side aspect.

Landing

Fitted carpet, flat plastered walls, double glazed uPVC window to side aspect, doors to

Bedroom 1

11' 11" x 12' 0" (3.63m x 3.66m)

into wardrobe recess. Fitted carpet, electric radiator, fitted wardrobes, built in cupboard housing hot water tank, double glazed uPVC window to front aspect.

Bedroom 2

8' 5" x 13' 5" (2.57m x 4.08m)

narrowing to 3.226m. Fitted carpet, fitted wardrobes, built in storage area, electric radiator, double glazed uPVC window to rear aspect.

Bedroom 3

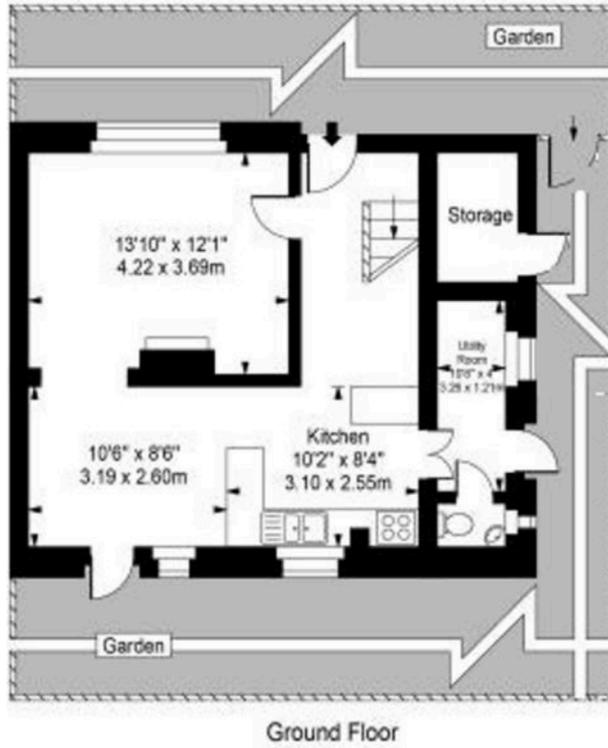
8' 11" x 8' 4" (2.72m x 2.55m)

at maximum points. Fitted carpet, built in bed base with storage, fitted wardrobes and chest of draws, electric radiator, flat plastered walls, double glazed uPVC window to front aspect

Bathroom

9' 7" x 5' 7" (2.93m x 1.69m)

3 piece suite comprising low level w/c, wash hand basin, panel enclosed bath with mixer tap/shower attachment, ceramic tiled splash backs and floor, heated towel rail, wood panelled ceiling, double glazed uPVC obscure window to rear aspect.



Approx Gross Internal Area **976 Sq Ft - 90.66 Sq M**

For Illustration Purposes Only - Not To Scale
 Floor plan by www.creativeplanetk.com

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