



Becontree Avenue, Dagenham

offers in excess of £420,000 Freehold

Excellent Condition • Through Lounge/Diner • Conservatory • Ground Floor Toilet • Off Street Parking For 2 Cars
 • Originally A 2 Bedroom House • Modern Kitchen • 1st Floor Bathroom • Well Maintained Low Maintenance
 Garden With Summer House • Double Glazing & Gas Central Heating



Modern 3 bed terraced house with extended living space, through lounge/diner, conservatory, modern kitchen, ground floor toilet, first-floor bathroom, off-street parking for 2 cars, low maintenance garden with summer house. Close to amenities, schools, and transport links. Ideal family home in a sought-after location.

Council Tax band: C

Tenure: Freehold



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Hallway

Via composite door, built in cupboard housing gas boiler, laminate flooring, stairs to first floor, radiator, doors to

Through Lounge/Diner

22' 9" x 11' 8" (6.94m x 3.55m)

Laminate flooring, flat plastered ceilings, 2 radiators, double glazed window to front aspect, double doors to conservatory.

Conservatory

9' 10" x 9' 7" (3.00m x 2.93m)

Double glazed conservatory with double doors to garden, space and plumbing for washing machine and under counter fridge, radiator, door to toilet.

Toilet

Low level w/c, wash hand basin in vanity unit, ceramic tiled splash backs, vinyl flooring, extractor fan, heated towel rail, double glazed window to side.

Kitchen

10' 2" x 5' 10" (3.09m x 1.77m)

Modern eye and base level units, granite effect work tops, space and plumbing for gas cooker and dish washer, ceramic tiled splash backs and floor, double glazed window and door to garden.

1st Floor Landing

Fitted carpet, loft access, doors to

Bedroom 1

11' 3" x 8' 10" (3.43m x 2.68m)

plus wardrobe recess. Laminate flooring, fitted wardrobe, radiator, double glazed window to rear aspect.

Bedroom 2

11' 4" x 8' 8" (3.45m x 2.64m)

Laminate flooring, flat plastered ceiling and walls, radiator, double glazed window to front aspect.

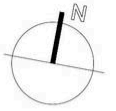
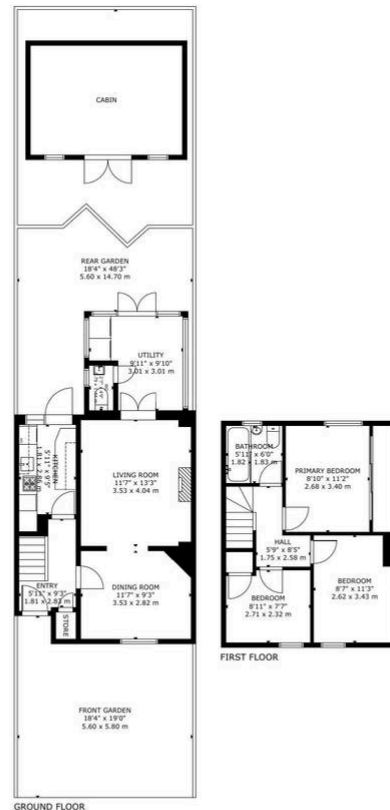
Bedroom 3

8' 11" x 7' 6" (2.73m x 2.28m)

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

Bathroom

3 piece suite comprising low level w/c, wash hand basin, panel enclosed bath with electric shower, ceramic tiled walls and floor, heated towel rail, flat plastered ceiling with spot lights, double glazed window to rear aspect.



GROSS INTERNAL AREA
TOTAL: 85 m²/912 sq ft
GROUND FLOOR: 47 m²/507 sq ft, FIRST FLOOR: 38 m²/405 sq ft
EXCLUDED AREAS: FRONT GARDEN: 28 m²/305 sq ft, REAR GARDEN: 90 m²/966 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



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