



## Halbutt Street, Dagenham

£400,000 – £425,000 Freehold

2 Double Bedrooms To 1st Floor • Living Room • Bedroom 3/Dining Room To Ground Floor • Off Street Parking For Up To 3 Cars • Great Potential For Extension Subject To Local Planning & Consent • In Need Of Some Modernisation But Gives Great Potential For Improvement • Easy Access To Heathway Station • CHAIN FREE • 1st Floor Bathroom • Gas Central Heating





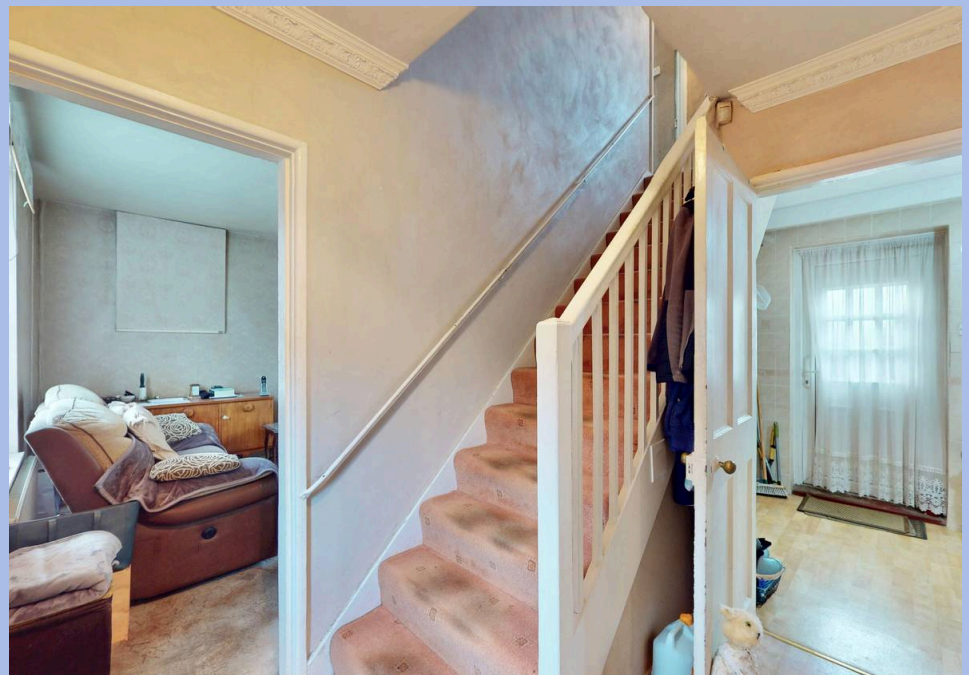
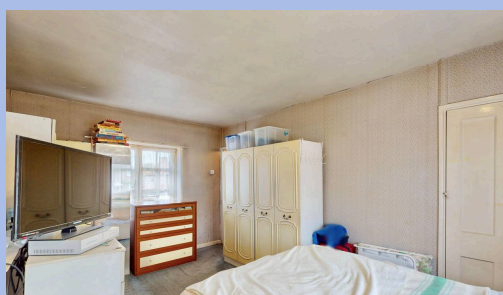
3-bed End Of Terrace House w/ potential for extension, off-street parking for 3 cars. Benefits gas central heating, near Heathway Station. Ideal for entertaining, with garden and shed for storage. Perfect opportunity for personal touch.

Council Tax band: C

Tenure: Leasehold



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**Hallway**

Vinyl floor, stairs to 1st floor, radiator, doors to

**Living Room**

15' 1" x 10' 4" (4.60m x 3.14m)

Fitted carpet, radiator, single glazed windows x 2 to front and rear aspect.

**Bedroom 3/Dining Room**

14' 1" x 9' 0" (4.30m x 2.75m)

at maximum points. Fitted carpet, radiator, fire place, single glazed windows x 2 to front aspect.

**Kitchen**

13' 1" x 9' 9" (3.99m x 2.96m)

at maximum points. Eye and base level units, marble effect work tops, space and plumbing for washing machine, fridge, freezer and cooker with gas hob. Ceramic tiled splash backs, vinyl floor, double glazed door to garden, single glazed window to rear aspect.

**Landing**

Fitted carpet, loft access, doors to

**Bedroom 1**

15' 0" x 10' 6" (4.58m x 3.21m)

plus wardrobe recess. Fitted carpet, built in cupboard, single glazed windows x 2 to front and rear aspect, radiator.

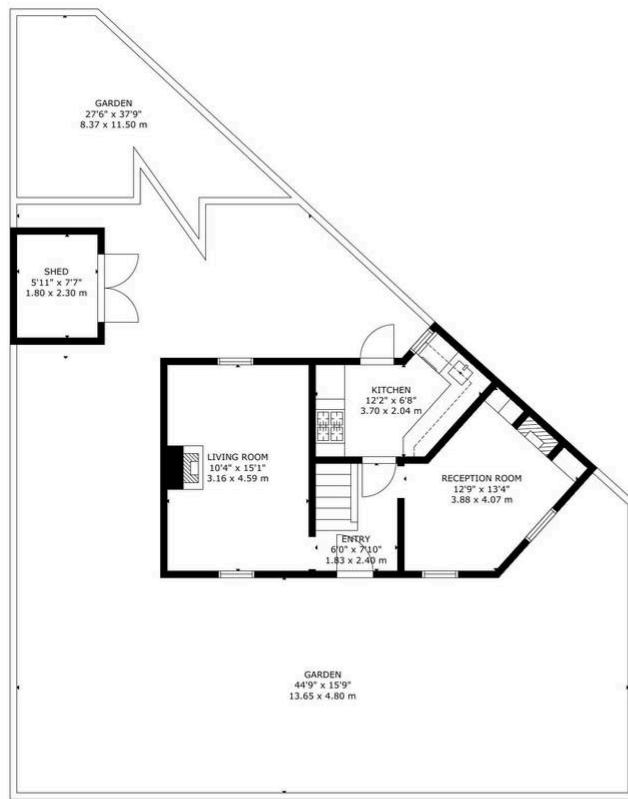
**Bedroom 2**

16' 7" x 8' 7" (5.05m x 2.62m)

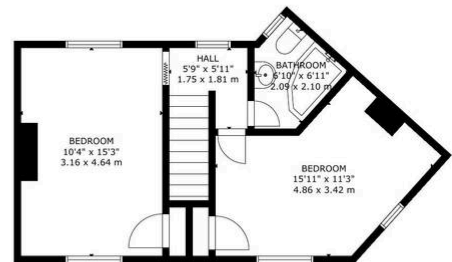
at maximum point. Vinyl floor, radiator, built in cupboard, 2 single glazed windows to front aspect.

**Bathroom**

3 piece suite comprising high level w/c, wash hand basin in vanity unit, corner bath with mixer tap/shower attachment, radiator, double glazed window to rear aspect.

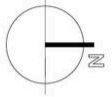


GROUND FLOOR



FIRST FLOOR

GROSS INTERNAL AREA  
TOTAL: 77 m<sup>2</sup>/829 sq.ft  
GROUND FLOOR: 38 m<sup>2</sup>/413 sq.ft, FIRST FLOOR: 39 m<sup>2</sup>/416 sq.ft  
EXCLUDED AREAS: GARDEN: 154 m<sup>2</sup>/1,653 sq.ft, SHED: 4 m<sup>2</sup>/45 sq.ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



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