



## Arden Crescent, Dagenham

offers in region of £475,000 Freehold

- Chain Free
- Excellent Condition Throughout
- Walking Distance To Becontree Station
- Modern Kitchen/Diner
- Double Glazed And Central Heating
- Lovely Family Home
- Close To Schools And Shops
- Double Garden Shed
- End Of Terrace
- Well Maintained Rear and Front Garden





CHAIN FREE! Fab 3-bed end of terraced house near Becontree Station. Modern kitchen/diner, double glazing, central heating. Spacious bedrooms, well-maintained gardens. Ideal location for commuters (schools, shops nearby). Superb family home with potential for improvements. (Double garden shed, heating system untested). Council Tax band: C

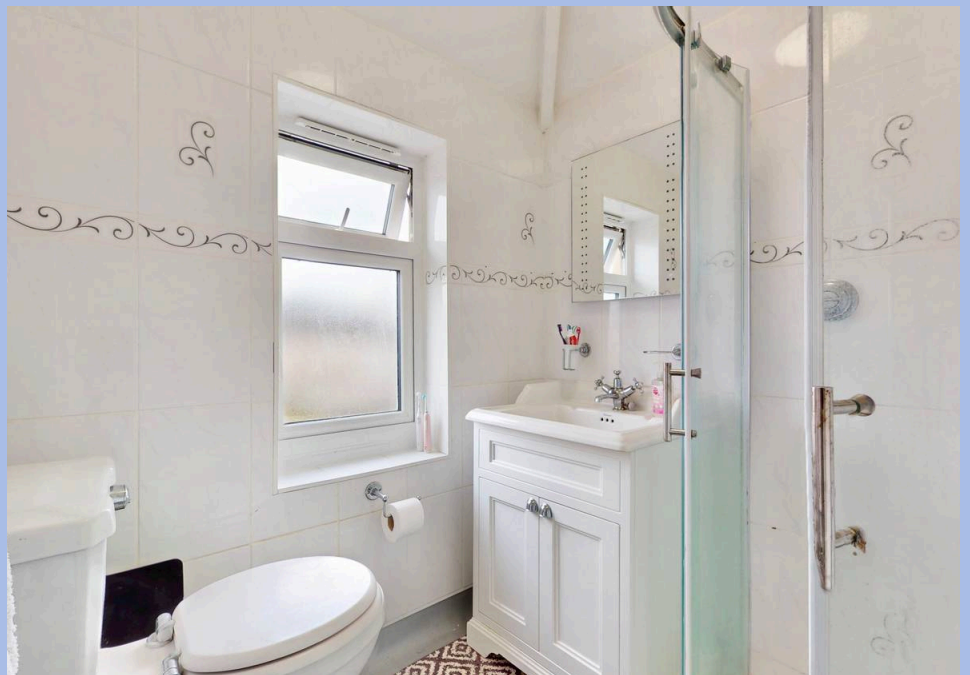
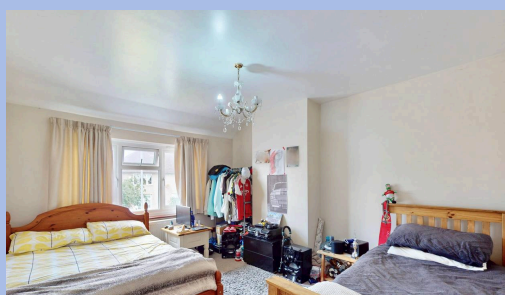
Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



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### **Entrance Hall**

Large attractive porch with a grand composite door and flat plastered ceiling and walls and ceramic tiles. This leads to a carpeted hallway with a large cupboard to the right which houses the boiler.

### **Lounge**

23' 2" x 13' 5" (7.07m x 4.08m)

Spacious through lounge with flat plastered walls and ceilings. The room has two double radiators and an attractive fireplace in ornate surround.

### **kitchen/Diner**

17' 9" x 12' 5" (5.41m x 3.79m)

Eye and base level units ,granite effect worktops, 4 ring gas hob and electric oven with extractor hood. Space for washing machine. There is one and half bowl and mixer tap with floor to ceiling wooden effect cupboards. Flat plastered walls and ceilings and ceramic floor tiling with double glazed UPVC windows and French doors leading to garden.

### **Downstairs Shower Room**

6' 6" x 5' 4" (1.97m x 1.62m)

This well appointed downstairs Shower room is fitted with a high quality ceramic toilet and a convenient hand basin with a modern contemporary shower with handrail. The floor is finished with durable ceramic tiling and a modern stainless steel radiator.

### **Stairway**

Carpet stairs to landing with UPVC window at the top of landing.

### **Bedroom 1**

13' 8" x 11' 6" (4.16m x 3.50m)

Fitted carpet with with flat plastered walls and double radiator and UPVC Windows to front aspect.

### **Bedroom 2**

12' 10" x 9' 2" (3.90m x 2.80m)

Fitted carpet with flat plastered walls, double radiator and UPVC windows to front aspect.

### **Bedroom 3**

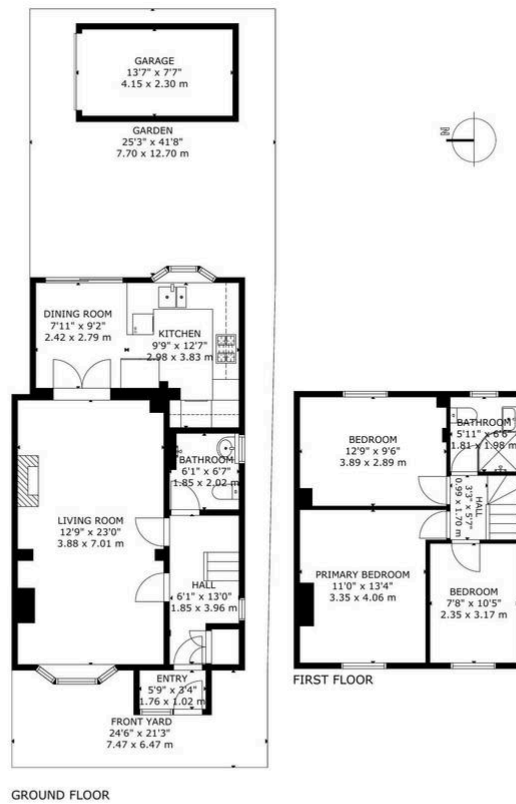
13' 8" x 7' 9" (4.16m x 2.36m)

Flat plastered walls with fitted carpet and double radiator and UPVC window to front aspect.

### **Upstairs Shower Room**

6' 1" x 5' 10" (1.85m x 1.77m)

A well appointed shower room featuring a stylish double ceramic basin with storage cupboard , a modern toilet, and spacious walk in shower. The room is finished with durable waterproof flooring and ceramic tiling.



GROSS INTERNAL AREA  
 TOTAL: 101 m<sup>2</sup>/1,090 sq.ft  
 GROUND FLOOR: 60 m<sup>2</sup>/650 sq.ft, FIRST FLOOR: 41 m<sup>2</sup>/440 sq.ft  
 EXCLUDED AREAS: GARDEN: 98 m<sup>2</sup>/1,053 sq.ft, YARD: 48 m<sup>2</sup>/521 sq.ft, GARAGE: 9 m<sup>2</sup>/99 sq.ft  
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



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