



## Lawrence Crescent, Dagenham

£435,000 Freehold

END OF TERRACE • THREE BEDROOM • DOUBLE GLAZING • LOUNGE/DINER • GAS CENTRAL HEATING • OFF STREET PARKING FOR TWO CARS • LOVELY FAMILY HOME • FIRST FLOOR BATHROOM • CLOSE TO SCHOOLS AND SHOPS AND BUS ROUTES • SOUTH FACING GARDEN



**Stoneshaw**



Ideal family home! Charming end of terrace with modern features, lounge/diner, three bedrooms, off-street parking for 2 cars, close to schools, shops, and transport links. Garden with potential for outdoor activities. Warm and welcoming atmosphere. Book a viewing today!  
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E



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### **Entrance Hall**

Enter via UPVC double glazed door with leaded light window. UPVC double glazed window to both sides of the door. Laminate flooring, dado rail ,radiator with cover ,stairs to first floor, doors to

### **Lounge/Diner**

24' 3" x 11' 0" (7.40m x 3.35m)

Wooden door with glass panels, UPVC double glazed leaded light window to front aspect, carpet, dado rail, feature fire place with wooden surround. Granite heath with electrical coal fire. Ceiling light with ceiling rose. Opening to dining area, UPVC french doors to rear garden with full length glass panels to the side, laminate flooring, dado rail, radiator cover , ceiling light with rose.

### **Kitchen**

9' 11" x 7' 5" (3.01m x 2.26m)

UPVC double glazed door to rear garden with side window, range of base and wall units with roll top work surfaces and tiled splash backs. Integrated stainless steel 1 1/2 bowl sink unit with drainer and integrated gas hob with oven. Lino tiled flooring and spot lights to ceiling.

### **First Floor Landing**

Carpet to stairs, access to loft hatch , dado rail, ceiling light,doors to

### **Bedroom One**

13' 1" x 8' 2" (3.98m x 2.48m)

Width measurement to fitted wardrobes. Wooden panelled door, UPVC double glazed leaded light window to front aspect, laminate flooring ,radiator, range of floor to ceiling fitted wardrobes and ceiling light.

### **Bedroom Two**

10' 10" x 8' 4" (3.29m x 2.54m)

Width measurements to wardrobes . UPVC double glazed window to rear aspect, laminate flooring, radiator, and range of fitted wardrobes and ceiling light.

### **Bedroom Three**

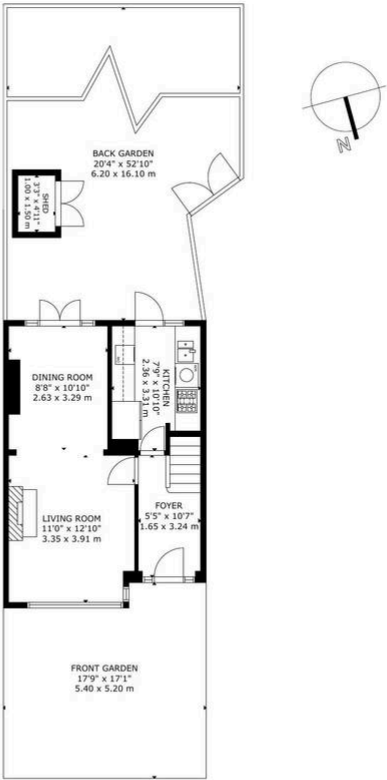
6' 6" x 7' 0" (1.97m x 2.14m)

Width measurement to fitted wardrobes. UPVC double glazed leaded light window to front aspect, laminate flooring, radiator and single fitted wardrobe.

### **Bathroom**

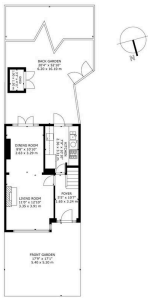
5' 8" x 6' 1" (1.73m x 1.86m)

UPVC Obscure double glazed window to rear aspect. Three piece white bathroom suite comprising of panelled bath with wall mounted shower over, pedestal wash hand basin , low level wc, floor to ceiling tiled walls and tiled flooring.

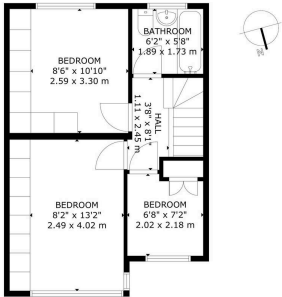


GROSS INTERNAL AREA  
TOTAL: 73 m<sup>2</sup>/783 sq.ft  
GROUND FLOOR: 36 m<sup>2</sup>/389 sq.ft, FIRST FLOOR: 37 m<sup>2</sup>/394 sq.ft  
EXCLUDED AREA: FRONT GARDEN: 26 m<sup>2</sup>/278 sq.ft, BACK GARDEN: 96 m<sup>2</sup>/1,030 sq.ft, SHED: 2 m<sup>2</sup>/16 sq.ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

GROUND FLOOR



GROUND FLOOR



FIRST FLOOR



You can include any text here. The text can be modified upon generating your brochure.