

## Ilchester Road, Dagenham

offers in excess of £400,000 Freehold

CHAIN FREE • Extended To Front & Rear • Spacious Rear Garden • Through Lounge/Diner • 3.6 M X 3.6 M Extended Kitchen • Double Glazed • Ground Floor Bathroom • Excellent Potential For Further Improvement • Walking Distance To Becontree Station • Gas Central Heating





Three-bedroom house with front and rear extension. Spacious lounge/diner, generous kitchen, double glazing, gas heating, ground floor bathroom. Close to Becontree Station, permit parking.

Council Tax band: C

Tenure: Freehold



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### **Porch**

Double glazed double doors, flat plastered ceiling and walls, fitted carpet, double glazed door to hallway.

### **Hallway**

Fitted carpet, radiator, stairs to 1st floor, under stairs storage area, doors to

### **Bathroom**

7' 9" x 5' 7" (2.35m x 1.71m)

3 piece suite comprising a low level w/c, wash basin, panel enclosed bath with mixer taps and shower attachment, wall mounted gas boiler for hot water only, fitted carpet, ceramic tiled splash backs, flat plastered ceiling, radiator, double glazed obscure window to rear aspect.

### **Lounge/Diner**

23' 0" x 12' 0" (7.00m x 3.67m)

Fitted carpet, radiators x 2, double glazed window to front aspect, double glazed doors to kitchen.

### **Kitchen**

12' 0" x 11' 11" (3.66m x 3.62m)

Eye and base units, marble effect work tops, space and plumbing for washing machine, tumble dryer, dish washer, fridge freezer plus gas cooker. Ceramic tiled splash backs and floor, radiator, 1 1/2 bowl sink with mixer tap, flat plastered ceiling, double glazed windows x 2 plus door to garden.

### **Landing**

Fitted carpet, loft access, doors to

### **Bedroom 1**

18' 2" x 9' 3" (5.53m x 2.81m)

with 1st measurement narrowing to 4.205m. Fitted carpet, radiator, 2 double glazed windows to front aspect.

### **Bedroom 2**

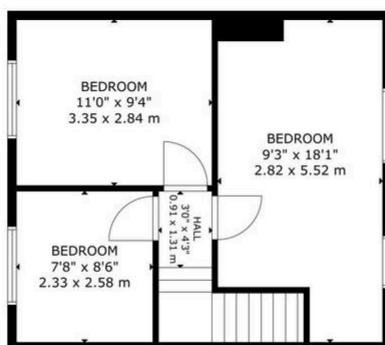
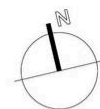
10' 10" x 9' 5" (3.29m x 2.86m)

Fitted carpet, radiator, double glazed window to rear aspect.

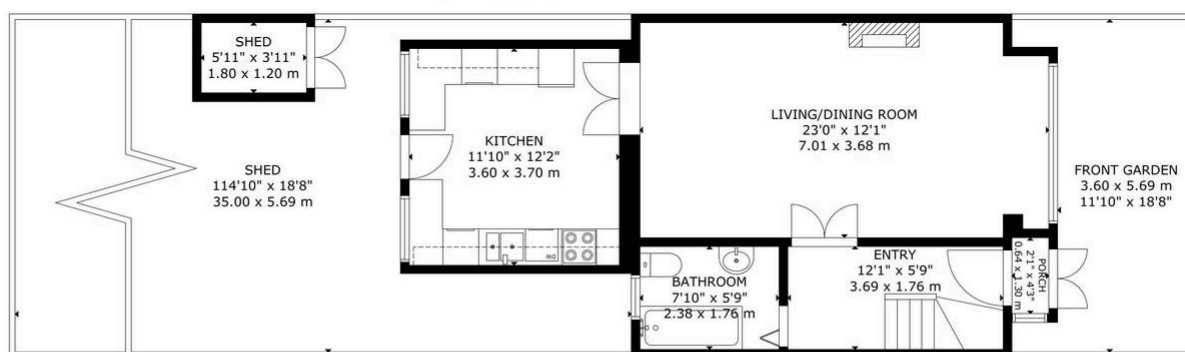
### **Bedroom 3**

8' 5" x 7' 6" (2.57m x 2.29m)

Fitted carpet, radiator, built in cupboard housing gas boiler for heating only, double glazed window to rear aspect.



FIRST FLOOR



GROUND FLOOR

GROSS INTERNAL AREA  
TOTAL: 87 m<sup>2</sup>/929 sq ft  
GROUND FLOOR: 52 m<sup>2</sup>/557 sq ft, FIRST FLOOR: 35 m<sup>2</sup>/372 sq ft  
EXCLUDED AREAS: FRONT GARDEN: 21 m<sup>2</sup>/229 sq ft, REAR GARDEN: 182 m<sup>2</sup>/1,960 sq ft  
SHED: 2 m<sup>2</sup>/23 sq ft, PORCH: 1 m<sup>2</sup>/9 sq ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



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