



Pondfield Road, Dagenham

offers in excess of £365,000 Freehold

CHAIN FREE • Modern Open Plan Kitchen • Modern Ground Floor Bathroom • Non Standard Construction • Off Street Parking For 2 Cars • Short Walk To Dagenham East Station • Conservatory • Excellent Condition Throughout • Double Glazed & Gas Central Heating



CHAIN FREE! 3-bed semi-detached house in great condition. Modern kitchen & bathroom, conservatory. Off-street parking for 2 cars. Double glazed, gas central heating. Close to Dagenham East Station.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



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Hallway

Double glazed composite door, laminate flooring, radiator, flat plastered walls and ceiling, 2 built in cupboards with 1 housing the recently fitted gas boiler, stairs to 1st floor, doors to bathroom and living room.

Bathroom

7' 2" x 5' 8" (2.18m x 1.73m)

3 piece suite comprising low level w/c, wash basin in vanity unit, bath with built in shower area and screen, ceramic tiled splash backs and floor, heated towel rail, flat plastered ceiling with spot lights, extractor fan, double glazed obscure window to conservatory.

Living Room

12' 9" x 11' 7" (3.89m x 3.54m)

at maximum point. Laminate flooring, flat plastered ceiling, fitted shelving, feature fire place, double glazed window to front aspect with fitted shutters, 2 radiators, open plan to kitchen.

Kitchen

11' 6" x 6' 1" (3.51m x 1.85m)

Matching eye and base level units, wood effect work tops, space and plumbing for gas oven & hob plus fridge freezer, composite sink with mixer tap, ceramic tiled splash backs, laminate flooring, flat plastered ceiling with spot lights, solid wood breakfast bar, double glazed window and door to conservatory.

Conservatory

16' 0" x 9' 1" (4.88m x 2.76m)

Laminate floor tiles, wood work top with space and plumbing for washing machine, flat plastered walls and ceiling with spot lights, 2 sets of double doors to garden.

1st Floor Landing

Fitted carpet. flat plastered ceiling and walls, loft hatch, double glazed window to side aspect, doors to bedrooms.

Bedroom 1

17' 9" x 9' 0" (5.40m x 2.74m)

with 1st measurement narrowing to 4.05 m. Fitted carpet, flat plastered ceiling and walls, fitted wardrobes, 2 double glazed windows to front aspect with fitted shutters, radiator.

Bedroom 2

9' 1" x 10' 8" (2.78m x 3.25m)

with 1st measurement narrowing to 2.44 m. Fitted carpet, flat plastered ceiling and walls, radiator, double glazed window to rear aspect.

Bedroom 3

8' 3" x 7' 4" (2.51m x 2.24m)

Fitted carpet, flat plastered ceiling and walls, radiator, double glazed window to rear aspect.

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