



Heathway, Dagenham

offers in excess of £460,000 Freehold

Extended To Rear & Loft Conversion • Excellent Condition • Spacious Kitchen/Diner • 3 Double Bedrooms •
 Modern 1st Floor Bathroom • Modern En-suite Shower Room • Off Street Parking For 3 Cars • Double Glazed •
 Easy Access To Heathway District Line Station



3 double bedroom mid-terraced house with rear extension, loft conversion, modern kitchen/diner, off-street parking for 3 cars, modern bathroom & En-suite shower room and in excellent condition.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



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Porch

Double glazed windows and door, then a double glazed composite door leading to living room.

Living Room

17' 10" x 13' 5" (5.44m x 4.10m)

with 1st measurement reducing to 4.161m. Open plan living room with stairs to 1st floor, flat plastered walls and ceiling, laminate flooring, built in sprinkler system, radiator, under stairs storage cupboard, door to kitchen, double glazed window to front aspect.

Kitchen/Diner

15' 10" x 16' 7" (4.82m x 5.06m)

narrowing to 4.52m. Eye and base level units, marble effect work tops, space and plumbing for washing machine, gas oven, fridge and a freezer, ceramic tiled splash backs, wall mounted gas boiler, 2 radiators, built in storage cupboard, flat plastered walls, double glazed window and double doors to garden.

1st floor landing

Fitted carpet, flat plastered walls and ceiling, stairs to 2nd floor landing, doors to bedrooms and bathroom.

Bedroom 2

17' 11" x 9' 1" (5.46m x 2.78m)

with 1st measurement reducing to 3.66m. Fitted carpet, flat plastered walls and ceiling with spot lights, radiator, 2 double glazed windows to front aspect with fitted blinds.

Bedroom 3

10' 8" x 9' 1" (3.24m x 2.77m)

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

Bathroom

8' 5" x 7' 5" (2.56m x 2.26m)

Modern 4 piece suite comprising low level w/c, bath with mixer tap/shower attachment, wash basin in vanity unit, shower cubicle with built in shower, ceramic tiled walls and floor, heated towel rail, flat plastered ceiling with spot lights, extractor fan, double glazed window to rear aspect.

2nd Floor Landing

Flat plastered walls and ceiling, fitted carpet, skylight style double glazed window, spot light to ceiling, door to master bedroom.

Bedroom 1

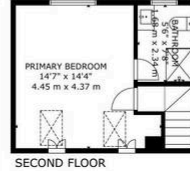
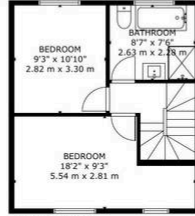
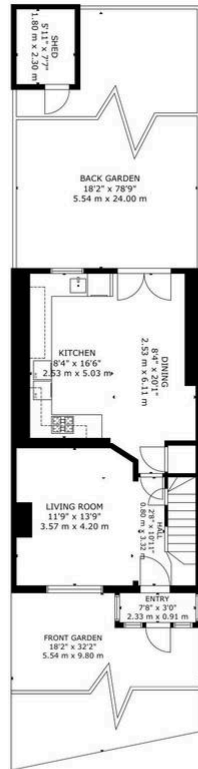
13' 11" x 14' 6" (4.24m x 4.42m)

narrowing to 3.55m. Fitted carpet, flat plastered walls and ceiling with spot lights, radiator, built in storage areas, 2 double glazed skylight style windows to front aspect, door to En Suite, double glazed window to rear aspect.

En-suite Shower Room

7' 2" x 5' 5" (2.19m x 1.65m)

Modern 3 piece suite comprising low level w/c, wash basin in vanity unit, shower cubicle with built in shower, ceramic tiled splash backs and floor, flat plastered walls and ceiling with spot lights, heated towel rail, double glazed window to rear aspect.



GROSS INTERNAL AREA
TOTAL: 113 m²/1,215 sq.ft
GROUND FLOOR: 55 m²/591 sq.ft, FIRST FLOOR: 34 m²/370 sq.ft, SECOND FLOOR: 24 m²/254 sq.ft
EXCLUDED AREAS: BACK GARDEN: 133 m²/1,432 sq.ft, FRONT GARDEN: 51 m²/554 sq.ft, SHED: 4 m²/45 sq.ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



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