



Marsh Green Road, Dagenham

offers in excess of £465,000 Freehold

CHAIN FREE • 3 Double Bedrooms • Off Street Parking • Spacious Conservatory • Ground Floor Bathroom & Toilet
Plus Further 1st Floor Toilet • Great Potential For Extension Subject To Local Authority Consent • Easy Access To
Heathway Station • Double Glazing & Gas Central Heating



Chain free three bed semi with spacious conservatory, ground floor bathroom, first floor WC, off street parking, potential to extend (STPP), near Heathway Station, schools and shops.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



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- Off Street Parking
- Spacious Conservatory
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Hall

Fitted carpet, built in storage cupboard, radiator, stairs to 1st floor, flat plastered ceilings, doors to bathroom, kitchen and living room.

Bathroom

6' 9" x 6' 2" (2.07m x 1.87m)

3 piece suite comprising low level w/c, wash basin, panel enclosed bath with mixer tap/shower attachment and shower screen, ceramic tiled splash backs, vinyl floor, radiator, flat plastered ceiling and walls, double glazed obscure window to side aspect.

Living Room

16' 0" x 11' 5" (4.87m x 3.49m)

Laminate floor, feature fire place, radiator, double glazed window to front aspect, double glazed doors to conservatory.

Kitchen

10' 2" x 11' 1" (3.09m x 3.39m)

narrowing to 1.415m. L shaped kitchen with matching eye and base level units, wooded work tops, space and plumbing for washing machine, gas oven, under counter fridge, wall mounted gas boiler, vinyl splash backs, fitted carpet, double glazed window and door to conservatory.

Conservatory

19' 8" x 12' 11" (6.00m x 3.93m)

Narrowing to 3.02m. Double glazed conservatory with space for tumble dryer and fridge/freezer, access to living room and kitchen, double glazed sliding door to garden.

1st Floor Landing

Fitted carpet, loft access, radiator, 2 built in cupboards, double glazed window to front aspect, doors to bedrooms and toilet.

Bedroom 1

11' 3" x 9' 11" (3.43m x 3.01m)

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

Bedroom 2

11' 8" x 8' 10" (3.55m x 2.70m)

with 1st measurement narrowing to 3.20m. Laminate floor, flat plastered walls, radiator, double glazed window to rear aspect.

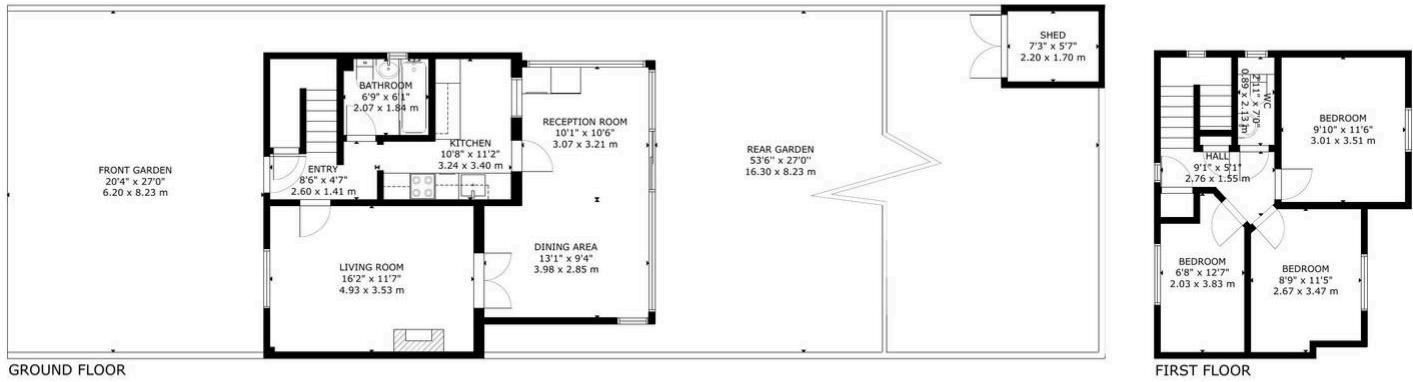
Bedroom 3

12' 6" x 6' 11" (3.80m x 2.11m)

with first measurement narrowing to 3.05m. Laminate floor, radiator, flat plastered walls, double glazed window to front aspect.

w/c

Low level w/c, wash basin, ceramic tiled splash backs, vinyl floor, flat plastered ceiling and walls, double glazed obscure window to side aspect.



GROUND FLOOR

FIRST FLOOR

GROSS INTERNAL AREA
TOTAL: 99 m²/1,062 sq.ft
GROUND FLOOR: 61 m²/653 sq.ft, FIRST FLOOR: 38 m²/409 sq.ft
EXCLUDED AREAS: SHED: 4 m²/40 sq.ft, FRONT GARDEN: 51 m²/549 sq.ft, REAR GARDEN: 143 m²/1,535 sq.ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



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