



Lake Gardens, Dagenham

£385,000 Freehold

CHAIN FREE • Excellent Condition Throughout • Modern 1st Floor Shower Room • Modern Open Plan Kitchen/Living/Dining Room • Solid Wood Flooring • Double Glazing & Gas Central Heating • Well Maintained Rear Garden With Summer House • Easy Access To Heathway Station & Shops • Loft Room Which Can Be Used As A 3rd Bedroom Or An Office • Permit Parking On Street



Stoneshaw

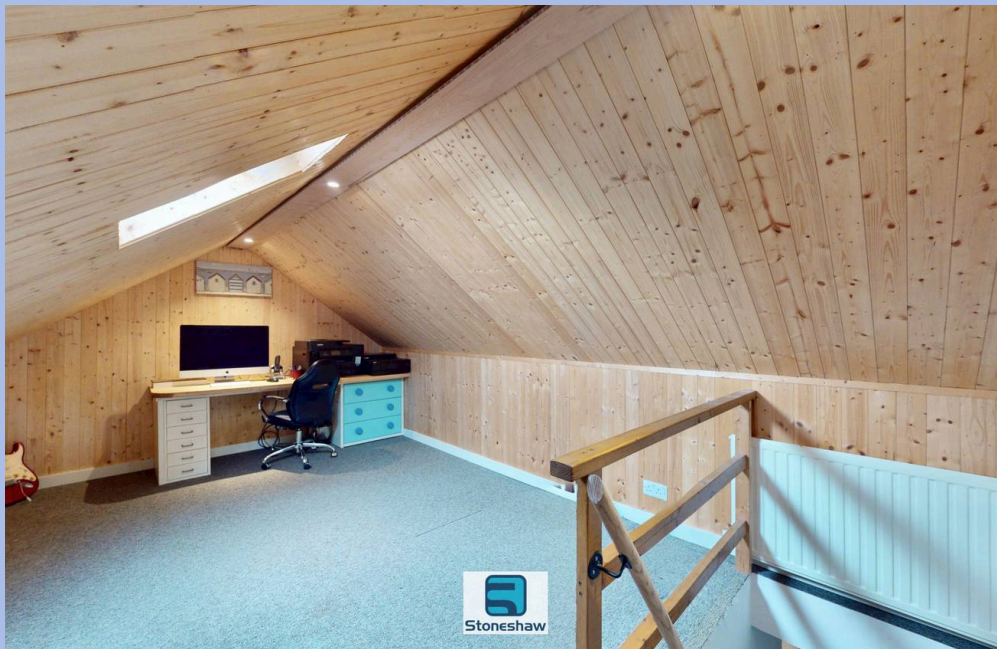
Chain free two bedroom house with modern open plan living, modern shower room, loft room, permit parking, near Heathway Station and shops. Solid wood floors, double glazing, gas central heating.

Council Tax band: TBD

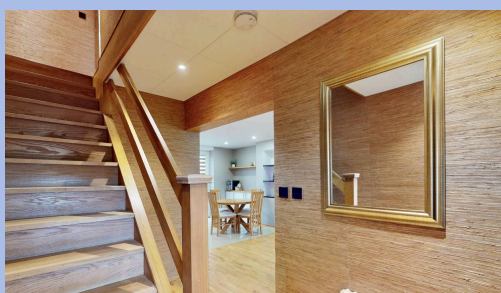
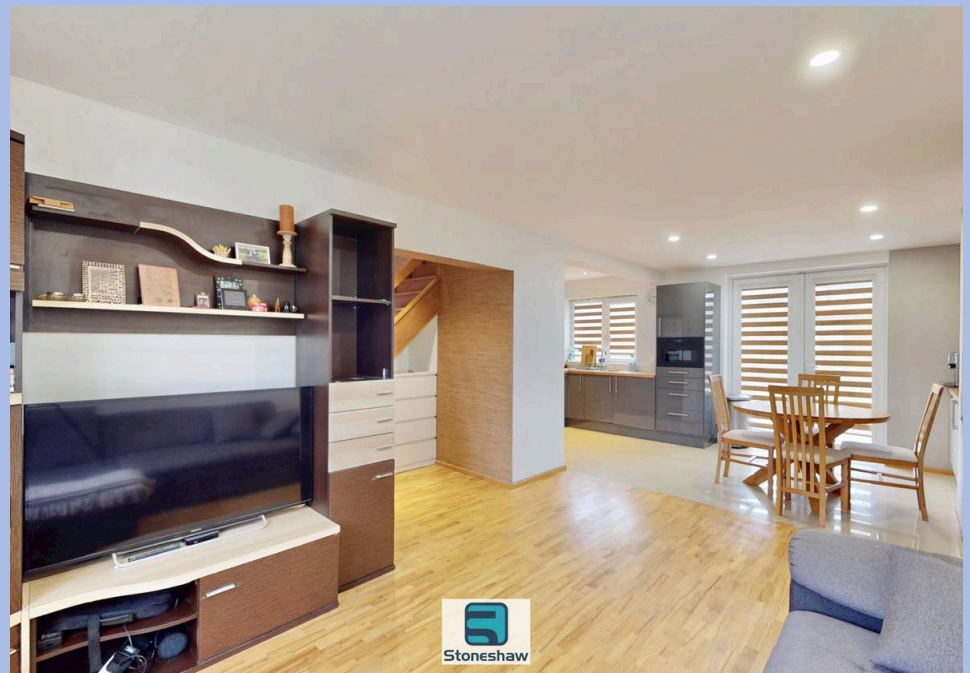
Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: G



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Hallway

Via double glazed door, radiator, solid wood floor, storage cupboard and under stairs storage unit, stairs to 1st floor, spot lights to ceiling, opening to Living Area.

Open Plan Living/Dining Area/Kitchen Area

23' 4" x 16' 9" (7.10m x 5.10m)

narrowing to 3.20 m. L shaped Living/Dining/Kitchen area with Living Area having solid wood floor, radiator, flat plastered walls and ceiling with spot lights plus double glazed window to front aspect. Open to the dining area with tiled flooring with under floor heating, flat plastered walls and ceiling with spot lights, double glazed doors to garden, fitted storage and display units. Open to kitchen, eye and base level units, solid wood work tops, space and plumbing for washing machine, dish washer, fridge freezer, microwave, electric oven and hob. Stainless steel sink and drainer with mixer tap, tiled splash backs, tiled floor with under floor heating, double glazed window to garden, flat plastered ceiling with spot lights.

1st Floor Landing

Solid wood flooring, spot lights to ceiling, doors to bedrooms and shower room.

Bedroom 1

12' 11" x 12' 7" (3.93m x 3.83m)

plus wardrobe recess. Solid wood floor, radiator, built in wardrobes, double glazed window to front aspect, flat plastered walls and ceiling with spot lights, door to storage cupboard with wall mounted boiler plus stairs to loft room.

Bedroom 2

10' 5" x 8' 9" (3.18m x 2.67m)

plus wardrobe recess. Solid wood floor, radiator, fitted wardrobes, flat plastered walls and ceiling, double glazed window to rear aspect.

Shower Room

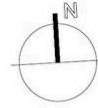
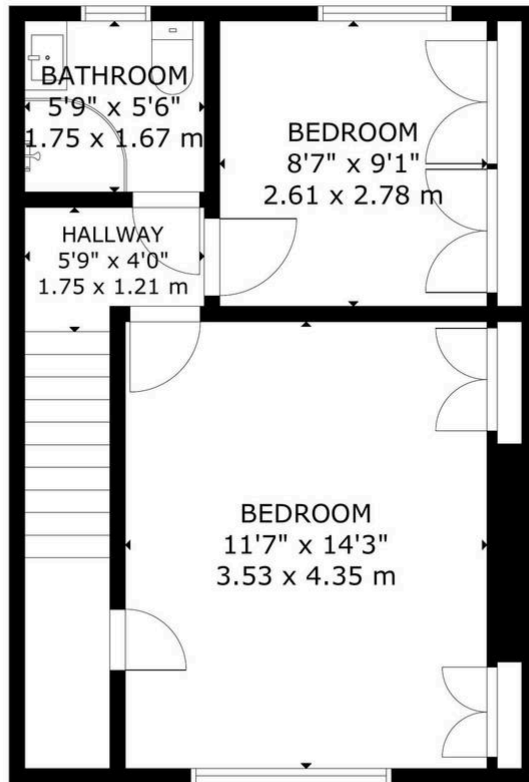
5' 9" x 5' 4" (1.75m x 1.63m)

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

Loft Room

15' 11" x 9' 11" (4.84m x 3.02m)

with restricted head room. Fitted carpet tiles, wood paneled walls and ceiling, sky light window to rear aspect, radiator.



GROSS INTERNAL AREA
 TOTAL: 87 m²/943 sq.ft
 GROUND FLOOR: 37 m²/401 sq.ft, FIRST FLOOR: 35 m²/380 sq.ft
 SECOND FLOOR: 15 m²/162 sq.ft
 EXCLUDED AREA: FRONT GARDEN: 16 m²/174 sq.ft, REAR GARDEN: 84 m²/900 sq.ft
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



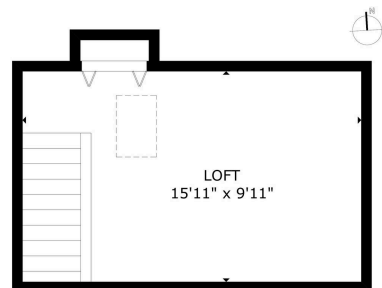
FIRST FLOOR



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SECOND FLOOR



GROSS INTERNAL AREA
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