

St. Georges Road, Dagenham

offers in excess of £620,000 Freehold

- Large 2 Floor Extension To Side
- 4 Double & 1 Single Bedroom To 1st Floor
- 2 Double Bedrooms To Ground Floor
- Modern Fitted Kitchen & Breakfast Room
- 2 Receptions
- Corner Plot Garden With Outbuildings Containing Further Bedroom & Living Area
- Ground Floor & 1st Floor Shower Room
- Double Glazing & Gas Central Heating
- CHAIN FREE
- Potential For Use As HMO Subject To Consent & Licence



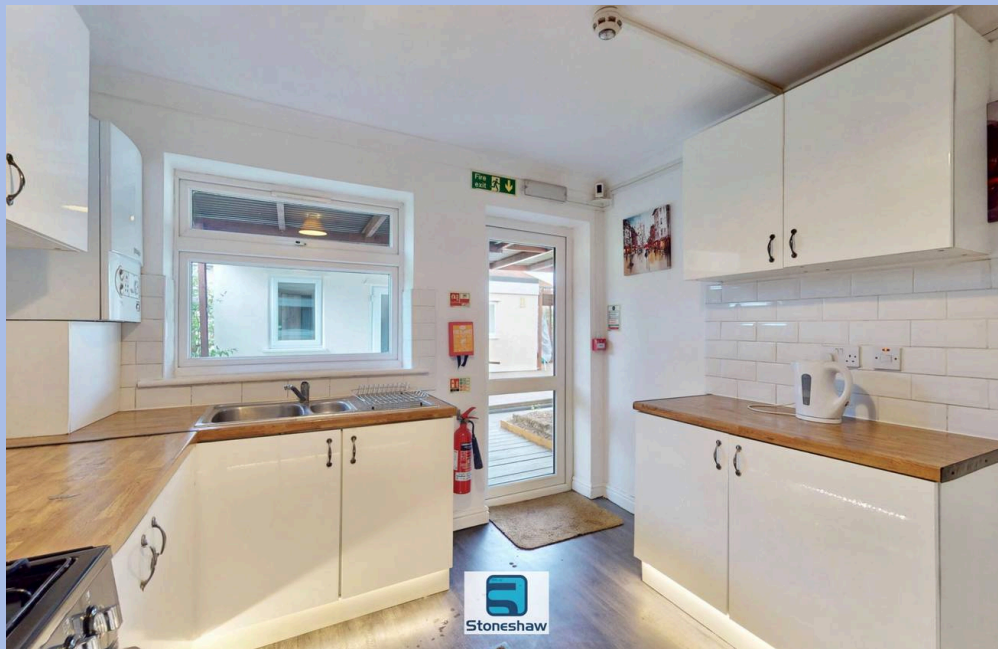
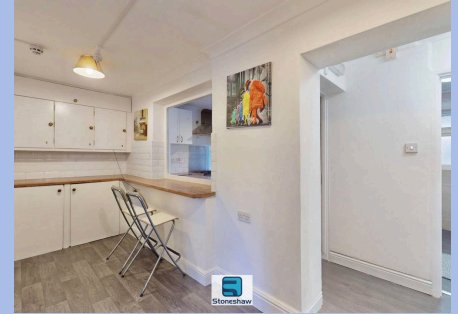
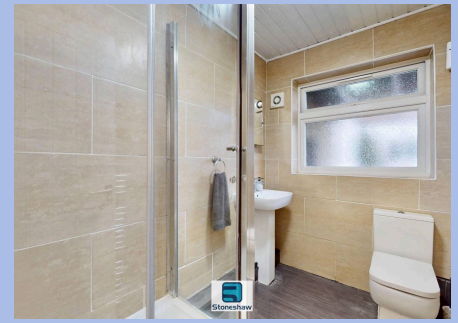
Chain free 7 bed end terrace with large double side extension, modern kitchen, 2 receptions, outbuildings, 2 shower rooms, double glazing, gas heating, potential for use as HMO subject to licence.

Council Tax band: C

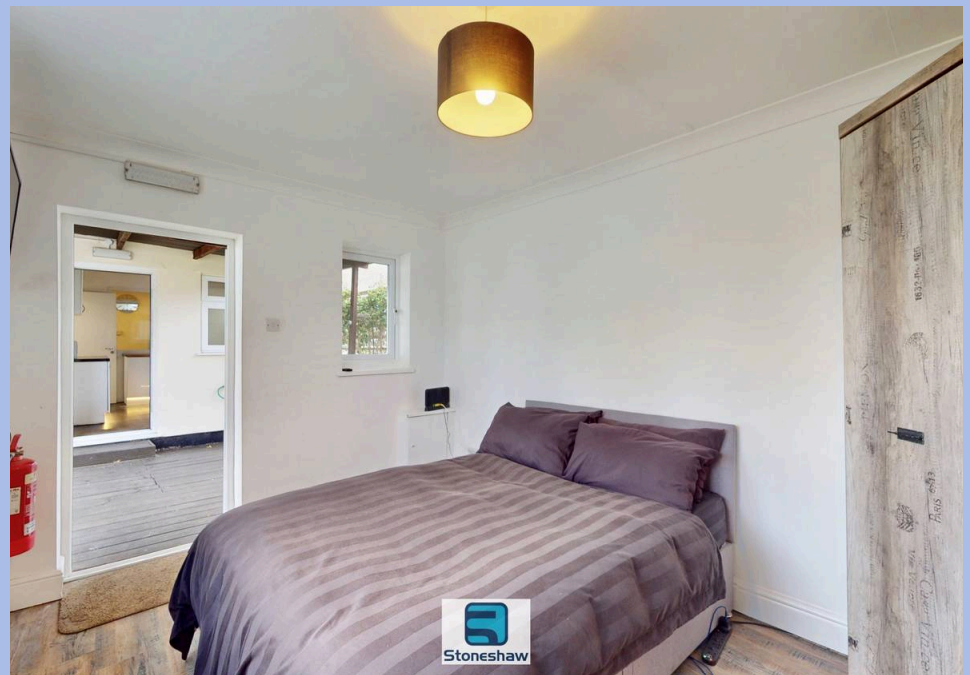
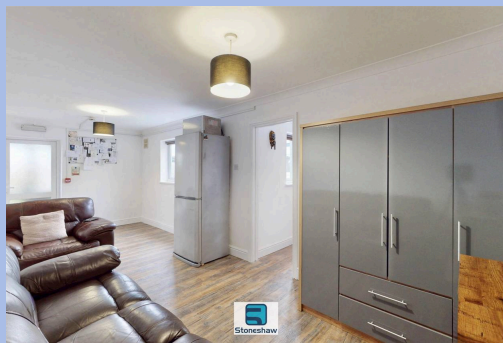
Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



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Hallway

Via double glazed door, radiator, laminate flooring, stairs to first floor, flat plastered ceiling and walls, under stairs storage cupboard, doors to

Bedroom 6

12' 7" x 8' 8" (3.84m x 2.65m)

Laminate flooring, radiator, flat plastered ceiling and walls, double glazed window to front aspect.

Bedroom 5

15' 7" x 7' 10" (4.75m x 2.38m)

Laminate flooring, flat plastered ceiling and walls, radiator, double glazed window to rear aspect.

Shower Room

7' 9" x 5' 5" (2.35m x 1.65m)

Modern 3 piece suite comprising low level w/c, wash hand basin, shower cubicle with electric shower, ceramic tiled walls, laminate flooring, extractor fan, heated towel rail, double glazed obscure window to rear aspect.

Kitchen

10' 11" x 9' 10" (3.33m x 2.99m)

Modern eye and base level units with wood block effect work tops, range style gas cooker and 6 ring hob with extractor hood, 1 1/2 bowl sink with mixer tap, ceramic tiled splash backs, flat plastered walls and ceiling, laminate flooring, glass panel to breakfast room, double glazed window and door to garden.

Breakfast Room

17' 7" x 5' 10" (5.36m x 1.77m)

Flat plastered ceiling and walls, wood block effect work top and breakfast bar, built in units with space and plumbing for washing machine, further space for fridge freezer, doors to living room and dining room.

Living Room

13' 9" x 8' 8" (4.18m x 2.63m)

Laminate flooring, flat plastered ceiling and walls, radiator, double glazed window to front aspect.

Dining Room

13' 9" x 8' 10" (4.20m x 2.69m)

narrowing to 2.306 m. Flat plastered walls and ceiling, laminate flooring, radiator, double glazed window to front aspect.

1st Floor Landing

Laminate flooring, loft access, flat plastered ceiling and walls, built in cupboard, double glazed window to front aspect, doors to

Bedroom 1

14' 8" x 9' 1" (4.47m x 2.76m)

Laminate flooring, radiator, flat plastered ceiling and walls, built in cupboard, double glazed window to front aspect.

Bedroom 3

12' 6" x 8' 10" (3.82m x 2.69m)

Laminate flooring, flat plastered ceiling and walls, double glazed window to front aspect.

Bedroom 4

15' 1" x 7' 11" (4.59m x 2.41m)

Laminate flooring, flat plastered ceiling and walls, double glazed window to rear aspect.

Bedroom 7

11' 0" x 6' 3" (3.35m x 1.90m)

Laminate flooring, flat plastered ceiling and walls, double glazed window to rear aspect.

Bedroom 2

10' 10" x 9' 2" (3.30m x 2.80m)

Laminate flooring, radiator, flat plastered walls and ceiling, double glazed window to rear aspect.

1st Floor Shower Room

8' 4" x 7' 3" (2.54m x 2.20m)

at maximum points. Modern 3 piece suite comprising low level w/c, wash hand basin, panel enclosed bath with built in shower screen and mixer tap/shower attachment, heated towel rail, ceramic tiled walls, laminate flooring, extractor fan.

Outbuilding Bedroom Area

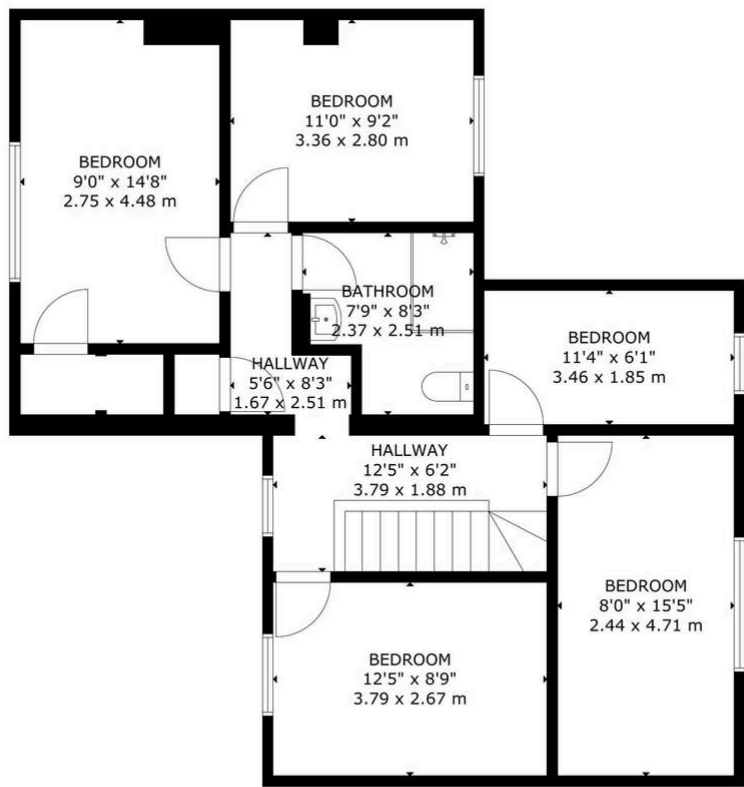
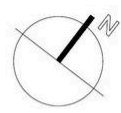
12' 9" x 8' 11" (3.89m x 2.73m)

Laminate flooring, flat plastered walls and ceiling, double glazed window and door, further door leading to outbuilding living area.

Outbuilding Living Area

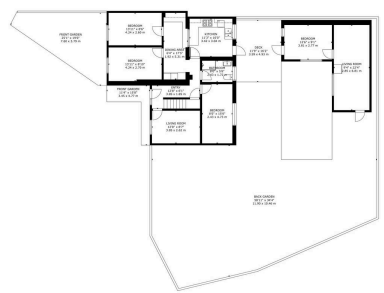
21' 8" x 9' 1" (6.60m x 2.77m)

Laminate flooring, flat plastered ceiling and doors, double glazed window and door to garden.



GROSS INTERNAL AREA
TOTAL: 156 m²/1,681 sq ft
GROUND FLOOR: 84 m²/904 sq ft, FIRST FLOOR: 72 m²/777 sq ft
EXCLUDED AREAS: FRONT GARDEN: 35 m²/380 sq ft, DECK: 18 m²/191 sq ft
ADU: 30 m²/327 sq ft, BACK GARDEN: 220 m²/2,363 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

FIRST FLOOR



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