



## Easebourne Road, Dagenham offers in excess of £235,000 Leasehold

CHAIN FREE • Modern & Spacious Kitchen/Diner • 1st Floor • Private Rear Garden • Approximately 97 Years Remaining On The Lease • Easy Access To Becontree Station • Balcony From Kitchen/Diner • Double Glazing • Excellent Condition • Gas Central Heating



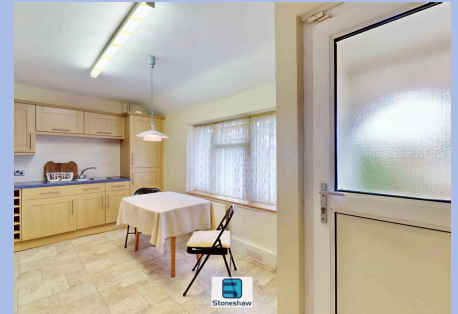
Chain free first floor 1-bed flat with modern kitchen/diner, balcony, private garden, double glazing, gas heating, approx 97-year lease, easy access to Becontree Station and local amenities.

Council Tax band: A

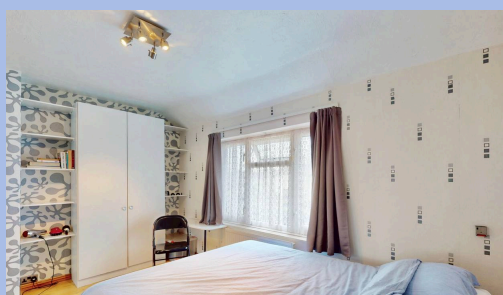
Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: G



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- Modern & Spacious Kitchen/Diner
- 1st Floor
- Private Rear Garden
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**Hall**

Via composite double glazed door, laminate floor, radiator, built in cupboard, doors to bedroom, kitchen, living room and bathroom.

**Bathroom**

6' 0" x 5' 11" (1.82m x 1.81m)

3 piece suite comprising high level w/c, wash basin, panel enclosed bath with built in shower, ceramic tiled splash backs, vinyl flooring, radiator, double glazed window to rear aspect.

**Bedroom**

13' 5" x 10' 1" (4.09m x 3.08m)

Spacious double bedroom with laminate flooring, radiator, fitted wardrobe, double glazed window to front aspect.

**Living Room**

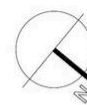
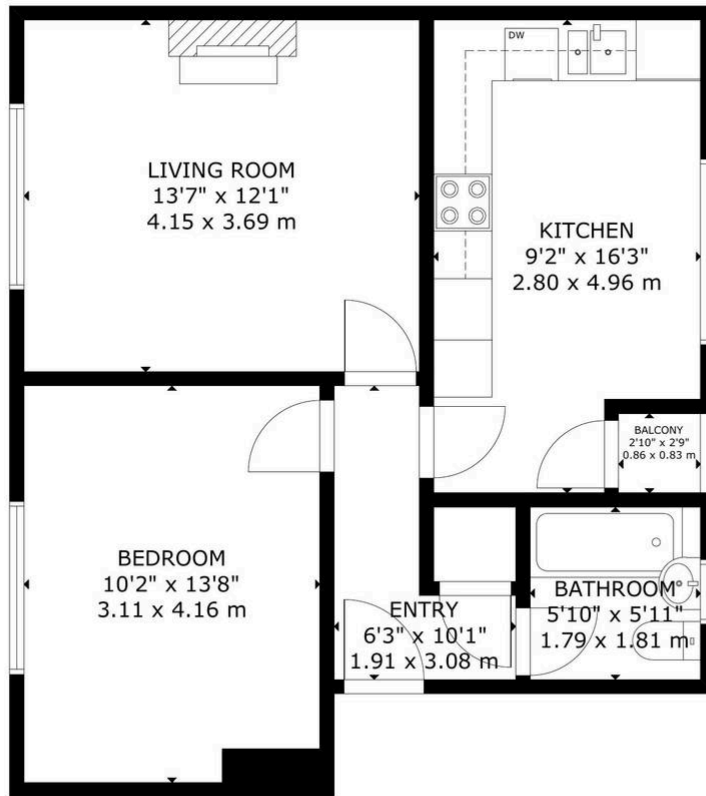
13' 6" x 12' 0" (4.11m x 3.66m)

Laminate flooring, gas fire in marble surround, radiator, double glazed window to front aspect.

**Kitchen/Diner**

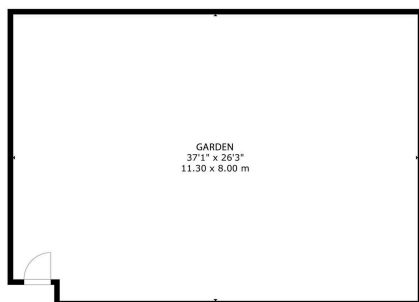
16' 1" x 9' 3" (4.91m x 2.81m)

with 1st measurement reducing to 3.94 m. Modern kitchen with matching eye and base level units with integrated wine rack, granite effect work tops, space and plumbing for washing machine, fridge freezer and an electric double oven, 1 and a half bowl sink with mixer tap, ceramic tiled splash backs, vinyl floor, radiator, flat plastered ceiling, double glazed door to balcony, double glazed window to rear aspect.



GROSS INTERNAL AREA  
 TOTAL: 141 m<sup>2</sup>/1,517 sq.ft  
 GROUND FLOOR: 90 m<sup>2</sup>/965 sq.ft, FIRST FLOOR: 51 m<sup>2</sup>/552 sq.ft  
 EXCLUDED AREA: BALCONY: 1 m<sup>2</sup>/8 sq.ft  
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

FIRST FLOOR



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 GROUND FLOOR: 90 m<sup>2</sup>/965 sq.ft  
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 EXCLUDED AREA: BALCONY: 1 m<sup>2</sup>/8 sq.ft  
 INCLUDED AREA: BALCONY: 1 m<sup>2</sup>/8 sq.ft, GARDEN: 11.30 x 8.00 m



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