



Arden Crescent, Dagenham

offers in excess of £215,000 Leasehold

Chain Free • Private Garden With 2 Large Sheds • Walking Distance To Becontree Station • 1st Floor Maisonette • Newly Decorated • Newly Fitted carpets • Double Glazing • Gas Central Heating • Close To Local Schools, Shops & Bus Routes • Lease 89 Years Remaining



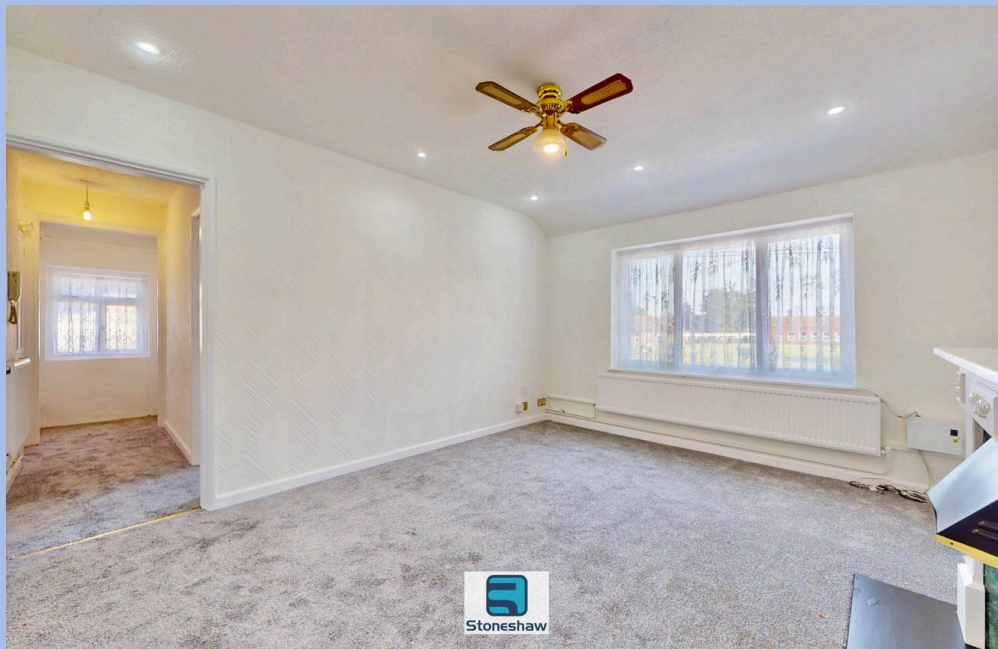
Chain free, newly decorated 1-bed maisonette with spacious living area, new carpets, double glazing, private garden with 2 large sheds, and great transport links. Walking distance to Becontree Station

Council Tax band: TBD

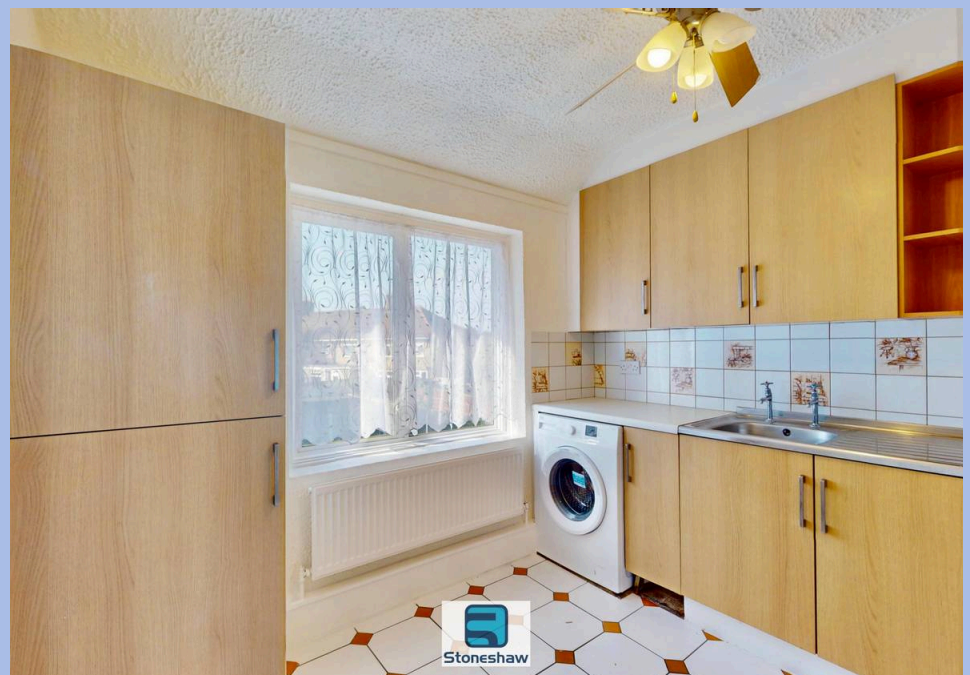
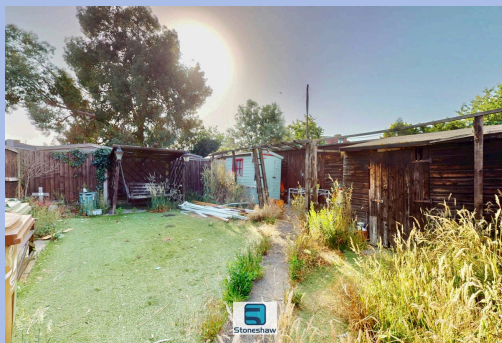
Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: G



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Entrance Hall

Laminate flooring, double glazed front door, stairs to 1st floor landing, double glazed window to rear aspect, spot lights to ceiling.

1st Floor Landing

Newly fitted carpet, radiator, loft access, double glazed window to side aspect, doors to bedroom, living room, kitchen and shower room.

Bedroom

11' 9" x 10' 2" (3.58m x 3.09m)

into recess. Newly fitted carpet, radiator, built in storage cupboard with hanging rail, ceiling fan, double glazed window to front aspect.

Living Room

13' 6" x 12' 1" (4.11m x 3.68m)

Newly fitted carpet, radiator, ornate fire place, spot lights to ceiling, ceiling fan, double glazed window to front aspect.

Shower Room

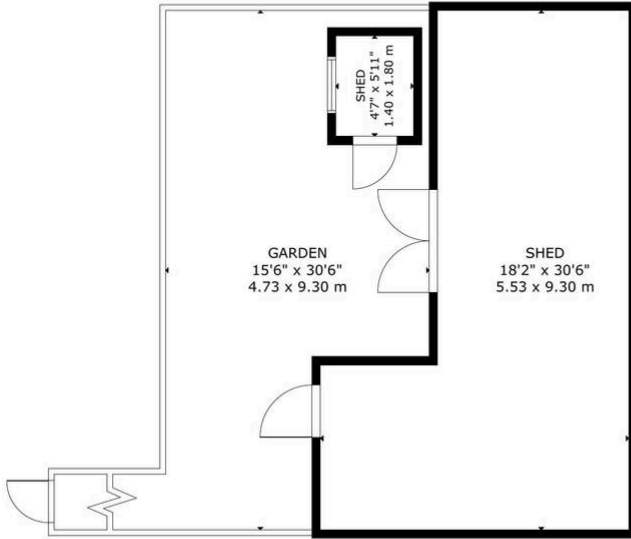
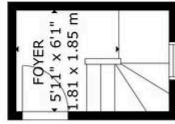
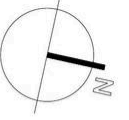
5' 8" x 5' 2" (1.72m x 1.58m)

3 piece suite comprising low level w/c, hand basin, shower cubicle with built in shower, uPVC marble effect paneling to 3 walls, vinyl floor tiles, radiator, double glazed window to rear aspect.

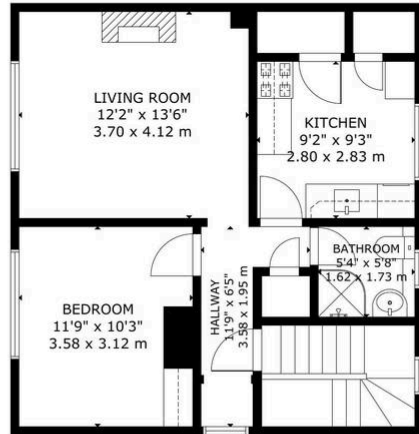
Kitchen

9' 0" x 9' 3" (2.75m x 2.81m)

with 1st measurement plus the walk in storage cupboards. Eye and base level units, marble effect work tops, space and plumbing for washing machine & gas cooker, stainless steel sink, radiator, 2 walk in storage cupboards, double glazed window to rear aspect.



GROUND FLOOR



FIRST FLOOR

GROSS INTERNAL AREA
TOTAL: 52 m²/560 sq ft
GROUND FLOOR: 5 m²/54 sq ft, FIRST FLOOR: 47 m²/506 sq ft
EXCLUDED AREAS: SHED: 41 m²/440 sq ft, GARDEN: 36 m²/384 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



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