

## Woodward Road, Dagenham

£395,000 Freehold

CHAIN FREE • Very Well Presented • Walking Distance To Becontree Station • Modern Kitchen • Modern Ground Floor Bathroom • Double Glazing • Move In Condition • Approx 40 ft Rear Garden • Close To Local Schools, Shops & Bus Routes



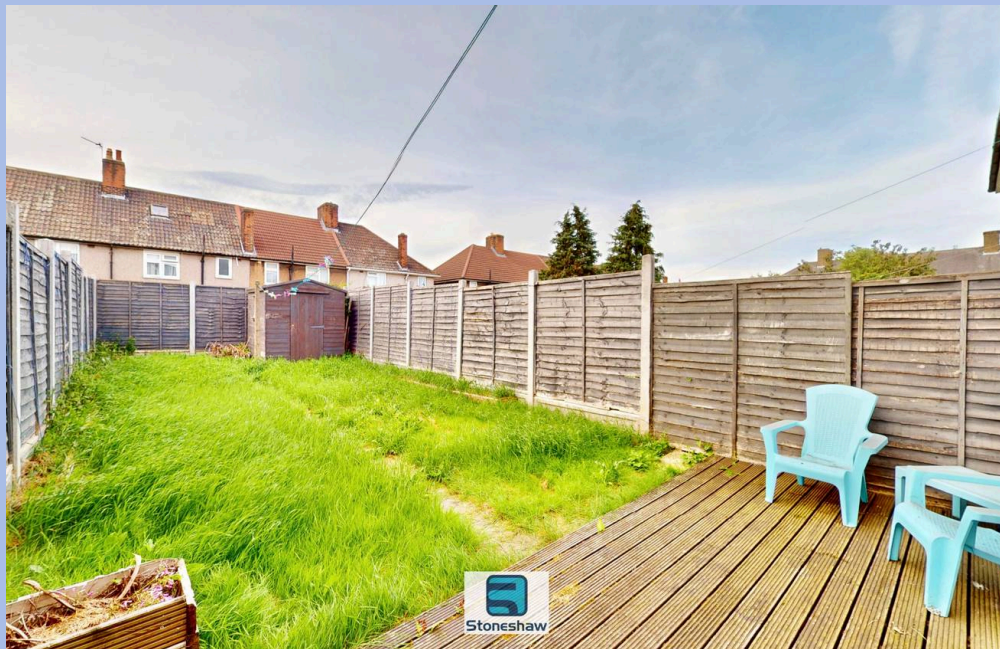
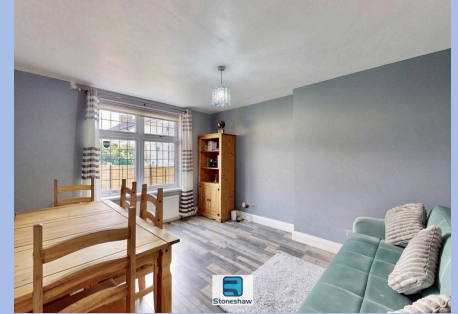
Chain free, well presented 3 bed terraced house near Becontree Station. Modern kitchen, stylish bathroom, double glazing, close to schools, shops and transport. Ready to move in.

Council Tax band: C

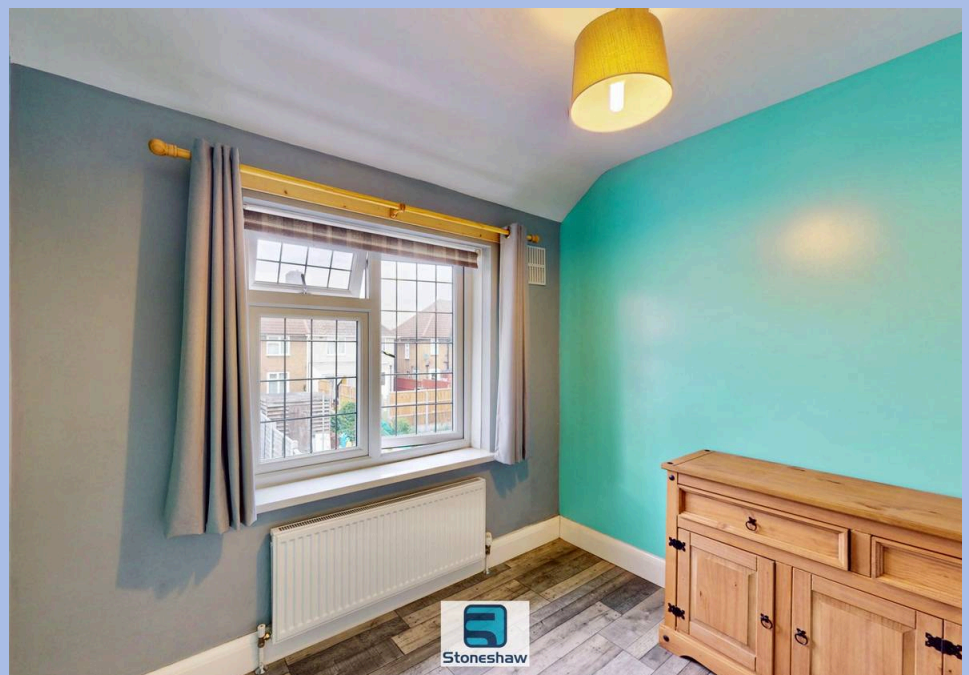
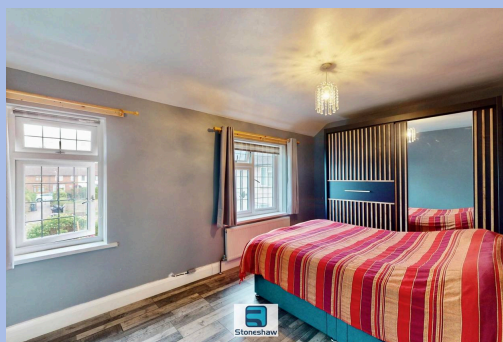
Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



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**Hall**

Via double glazed composite door, laminate flooring, flat plastered ceiling and walls, radiator, under stairs storage cupboards x 2, stairs to 1st floor, doors to living room, kitchen and bathroom.

**Living Room**

13' 7" x 11' 3" (4.13m x 3.42m)

narrowing to 3.18 m. Laminate floor, flat plastered ceiling and walls, radiator, double glazed window to front aspect.

**Bathroom**

5' 7" x 5' 6" (1.71m x 1.67m)

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

**Kitchen**

11' 8" x 6' 0" (3.55m x 1.82m)

Eye and base level units, granite effect work tops, space and plumbing for washing machine, gas cooker plus fridge freezer, wall mounted gas boiler, ceramic tiled splash backs, vinyl floor, double glazed window and door to garden.

**Landing**

Fitted carpet, loft access, doors to bedrooms.

**Bedroom 1**

17' 3" x 9' 2" (5.26m x 2.79m)

with 1st measurement narrowing to 4.29 m. Laminate floor, flat plastered ceiling and walls, built in cupboard, radiator, double glazed windows x 2 to front aspect.

**Bedroom 2**

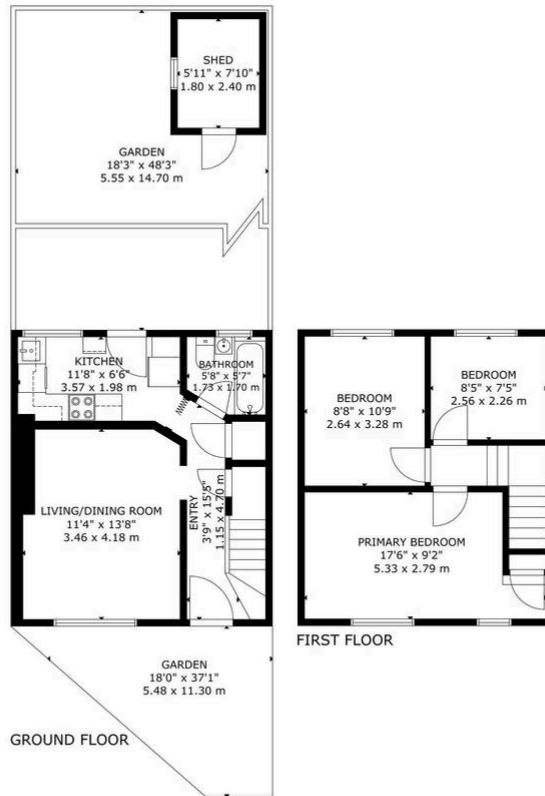
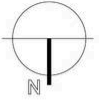
10' 10" x 8' 8" (3.29m x 2.64m)

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

**Bedroom 3**

8' 4" x 7' 7" (2.55m x 2.30m)

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



GROSS INTERNAL AREA  
TOTAL: 66 m<sup>2</sup>/715 sq.ft  
GROUND FLOOR: 33 m<sup>2</sup>/359 sq.ft, FIRST FLOOR: 33 m<sup>2</sup>/356 sq.ft  
EXCLUDED AREAS: GARDEN: 123 m<sup>2</sup>/1,323 sq.ft, SHED: 4 m<sup>2</sup>/47 sq.ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



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