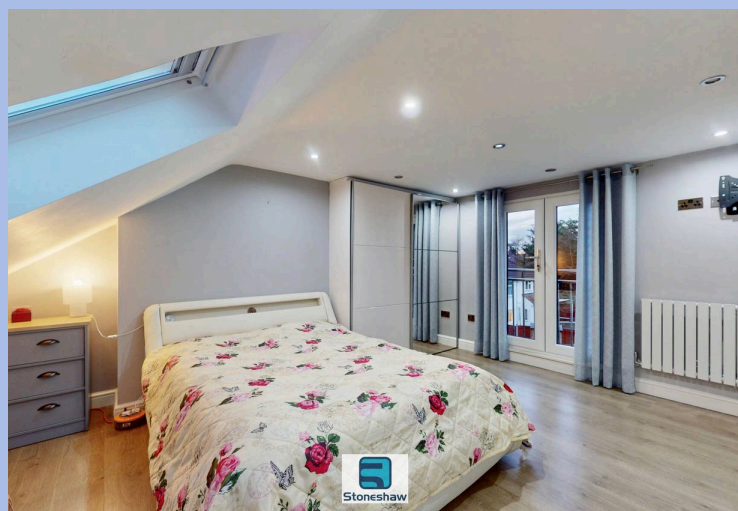
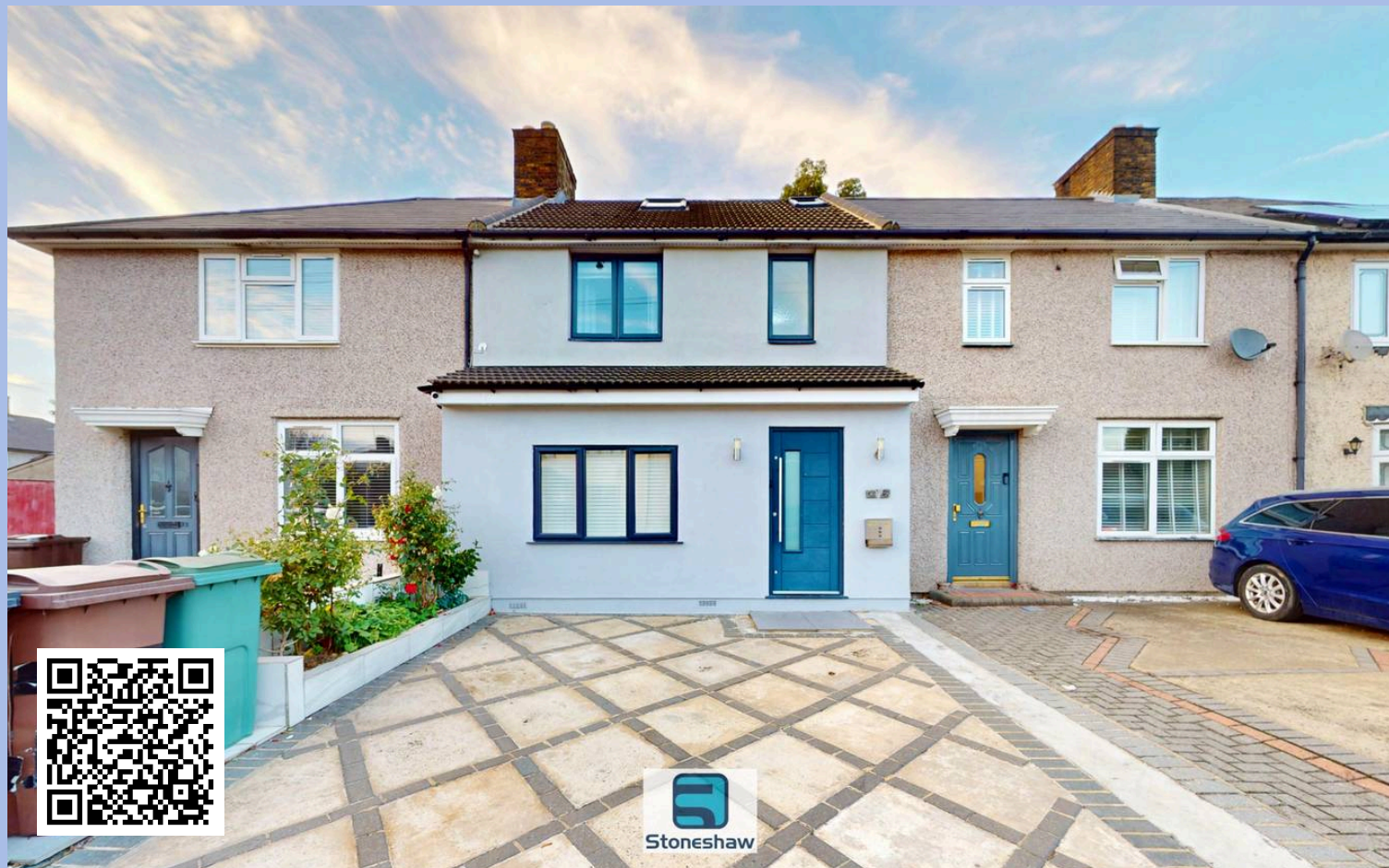




Seton Gardens, Dagenham

Fixed Price £550,000 Freehold

Stunning Property With Front & Rear Extension & Loft Conversion • Living Room Currently Converted To Studio With Kitchen & Wet Room • Plans Approved To Convert Living Room/Studio Into En-Suite Bedroom • Master Bedroom With En-Suite Bathroom In Loft Conversion • Further En-Suite Bedroom To 1st Floor • 3rd Bedroom Was Originally 2 Bedrooms & Can Be Converted Back Subject To Consent • Modern Open Plan Kitchen/Living/Dining Area • Separate Shower Room & WC To Ground Floor • Outbuilding With Fitted Kitchen & Plumbing For W/C • Potential To Use As 5 Bedroom, 3 Bathroom Property For Large Family

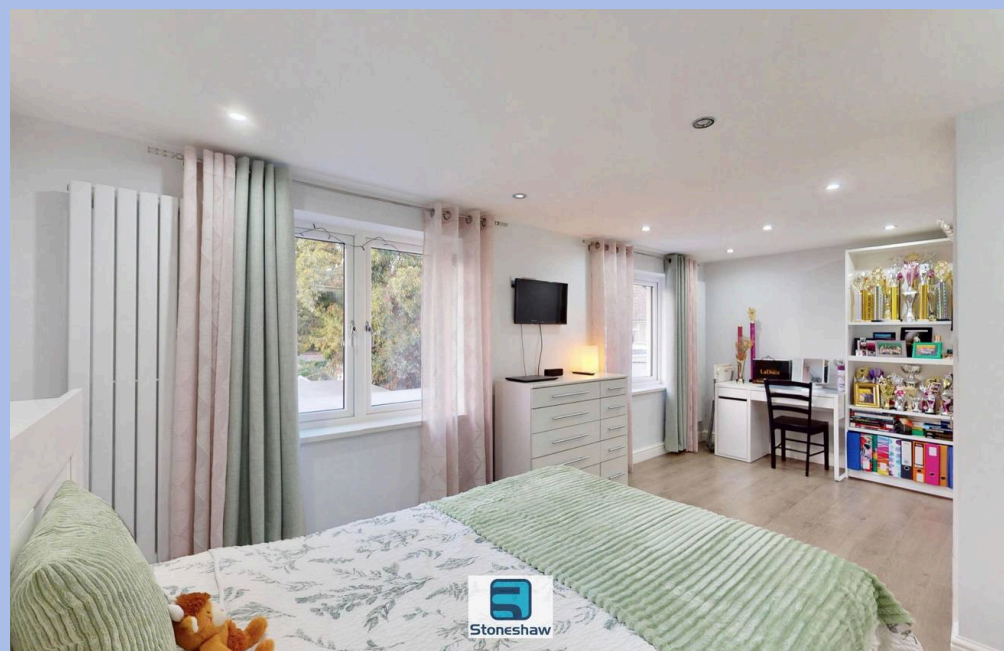
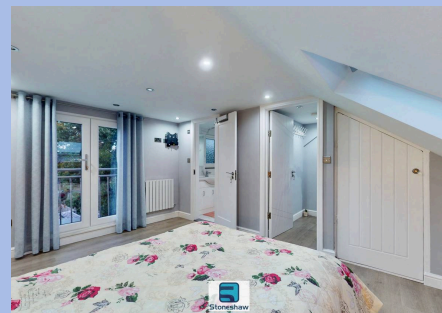
Stunning extended 3 double bed terraced house with loft conversion, flexible layout, off-street parking, outbuilding, and potential for 5 beds. Close to Becontree Station, schools, and shops.

Council Tax band: C

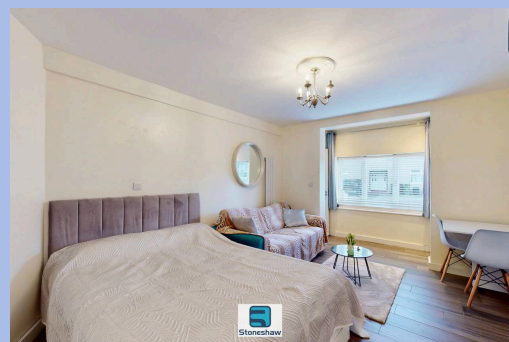
Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: G



- Stunning Property With Front & Rear Extension & Loft Conversion
- Living Room Currently Converted To Studio With Kitchen & Wet Room
- Plans Approved To Convert Living Room/Studio Into En-Suite Bedroom
- Master Bedroom With En-Suite Bathroom In Loft Conversion
- Further En-Suite Bedroom To 1st Floor
- 3rd Bedroom Was Originally 2 Bedrooms & Can Be Converted Back Subject To Consent
- Modern Open Plan Kitchen/Living/Dining Area



Porch

Via double glazed composite door, built in store cupboard, laminate floor, flat plastered walls and ceiling, door to living room/studio, door to hallway.

Hallway

Laminate floor, flat plastered walls and ceiling with spot lights, stairs to 1st floor, under stairs storage cupboard, doors to shower, WC and open plan living/dining/kitchen.

Living Room/Studio

23' 3" x 11' 9" (7.09m x 3.58m)

at maximum points. Ceramic flooring, flat plastered ceiling and walls, double glazed window to front aspect, radiator, space and plumbing for washing machine & tumble dryer in separate laundry area, open plan to kitchen area with eye and base units, marble work tops, space for oven and hob, 1 1/2 bowl sink with mixer tap, ceramic tiled splash backs, door to wet room with low level w/c, wash basin, shower area with built in shower, ceramic tiled walls and floor, flat plastered ceiling with spot light.

WC

Low level WC, wash basin, laminate floor, ceramic tiled walls, flat plastered ceiling with spot light.

Shower Room

Shower cubicle with built in shower, built in cabinet, ceramic tiled walls, laminate floor, flat plastered ceiling with spot lights.

Open Plan Kitchen/Living/Dining Area

18' 7" x 13' 8" (5.66m x 4.17m)

to units then narrowing to 3.97 m. Laminate flooring, flat plastered walls and ceiling with spot lights and skylight window, eye and base level units with white marble work tops, large sink with mixer tap, marble splash backs, decorative radiator, the following integrated appliances are not included in the sale (Dish washer, freezer, fridge, oven, microwave, hob), double glazed sliding patio doors to courtyard garden.

1st Floor Landing

Laminate flooring, flat plastered walls and ceiling with spot lights, stairs to 2nd floor landing, doors to bedroom 2 and 3.

Bedroom 2

11' 11" x 9' 0" (3.64m x 2.74m)

Laminate floor, radiator, flat plastered walls and ceiling with spot lights, double glazed window to front aspect, door to En-suite shower room.

En-suite Shower Room

2 piece suite comprising wash basin in vanity unit, shower cubicle with built in shower, ceramic tiled walls and floor, flat plastered ceiling with spot lights, double glazed window to front aspect.

Bedroom 3

17' 11" x 10' 9" (5.46m x 3.28m)

narrowing to 2.30 m. Laminate floor, flat plastered walls and ceiling with spot lights, fitted wardrobes, radiator, 2 double glazed windows to rear aspect.

2nd Floor Landing

Laminate floor, flat plastered walls and ceiling with spot lights, double glazed skylight window to front aspect, door to master bedroom.

Master Bedroom

14' 9" x 10' 4" (4.50m x 3.14m)

plus recess. Laminate floor, flat plastered walls and ceiling with spot lights, fitted wardrobes, built in storage cupboards, radiator, double glazed skylight window to front aspect, double glazed doors to Juliette style balcony to rear aspect, door to En-Suite Bathroom

En-Suite Bathroom

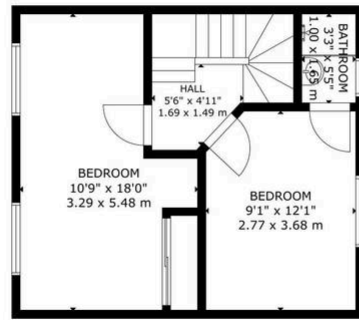
5' 7" x 6' 4" (1.70m x 1.93m)

3 piece suite comprising low level w/c, wash basin in vanity unit, bath with mixer tap/shower attachment, ceramic tiled walls and floor, flat plastered ceiling with spot lights, double glazed window to rear aspect.

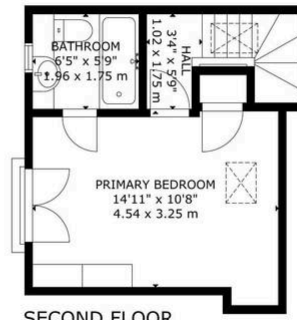
Outbuilding

17' 0" x 9' 11" (5.18m x 3.02m)

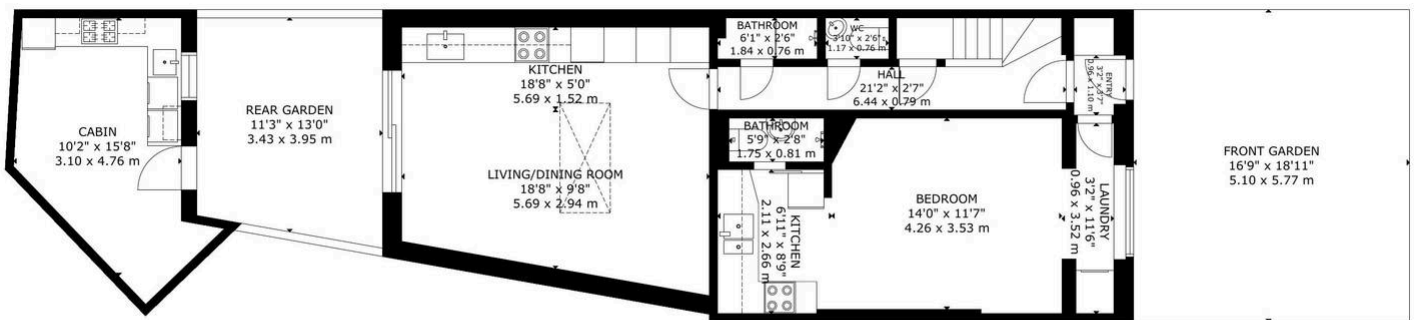
at maximum points. Ceramic floor, flat plastered walls and ceiling with spot lights, eye and base level units with marble work tops, fitted wardrobes, space and plumbing for washing machine, tumble dryer, oven and gas hob, wall mounted gas boiler, marble splash backs, hardwood door to garden, double glazed window, plumbing in place for WC.



FIRST FLOOR



SECOND FLOOR



GROUND FLOOR

GROSS INTERNAL AREA
 TOTAL: 126 m²/1,359 sq.ft
 GROUND FLOOR: 68 m²/736 sq.ft, FIRST FLOOR: 34 m²/366 sq.ft, SECOND FLOOR: 24 m²/257 sq.ft
 EXCLUDED AREA: CABIN: 13 m²/143 sq.ft, FRONT GARDEN: 29 m²/317 sq.ft, REAR GARDEN: 14 m²/146 sq.ft
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY