



Lawrence Crescent, Dagenham, RM10 7HJ

Offers In The Region Of £395,000



**** 3 BED TERRACED HOUSE WITH OFF STREET PARKING ****

*** VIRTUAL TOUR AVAILABLE ONLINE ***

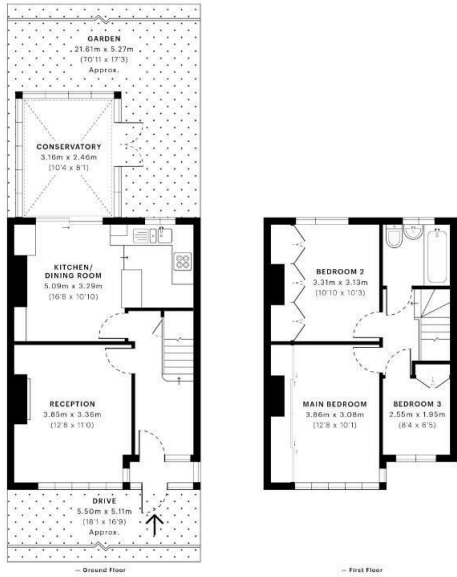
*** GUIDE PRICE £375,000 TO £395,000.** OneClickHomes are delighted to present to the sales market this lovely three bedroom family home in Dagenham, RM10. The property is located within a nice residential turning off Frizlands Lane and has been beautifully presented by the owners with off street parking for two cars, a lovely south facing conservatory and a wonderfully arranged kitchen / diner being the stand out features.

Accommodation comprises; ground floor - entrance hallway, reception room, dining room with open plan kitchen, leading onto a conservatory which provides access to the south facing private garden. First Floor; three bedrooms and modern three piece bathroom suite as well as access to fully boarded and powered loft space via pull down ladder. Externally there is a well maintained private rear garden with a decked area, fully powered outhouse and remainder laid to lawn as well as off street parking for up to two vehicles to the front. The property boasts many local amenities including shops, restaurants, and gyms all within easy reach as well as a number of transport links. To arrange a viewing please call the OneClickHomes Sales team now.

- OFF STREET PARKING FOR 2 CARS
- SOUTH FACING GARDEN
- CONSERVATORY
- LOTS OF LOCAL AMENITIES
- WELL FINISHED THROUGHOUT
- MID TERRACED HOUSE

Viewing

Please contact our OneClickHomes London Office on 02085561212 if you wish to arrange a viewing appointment for this property or require further information.



GROSS INTERNAL AREA (GIA)
 81.23 sqm / 874.35 sqft

NET INTERNAL AREA (NIA)
 73.43 sqm / 790.39 sqft

EXTERNAL STRUCTURAL PERIMETER
 0.00 sqm / 0.00 sqft

RESTRICTED AREA (GIA)
 0.00 sqm / 0.00 sqft

NET INTERNAL PERIMETER
 10.67 sqm / 114.62 sqft

NET EXTERNAL PERIMETER
 39.10 sqm / 420.89 sqft

Spec: Verified floor plans are included in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plans and figures are illustrative only and excluded from all area calculations. Due to rounding, figures may not add up precisely. All measurements are for the individual room lengths and widths and the maximum points of measurement contained in the spec.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs A (92 plus)	86
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20) Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions A (92 plus)	86
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20) Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.