



Roles Grove, Chadwell Heath, RM6 5LT Offers In Excess Of £445,000

Situated in the London Borough of Barking & Dagenham, is this FOUR BEDROOM MID-TERRACE PROPERTY. Benefits include Modern Fitted Kitchen/Diner, First Floor Modern Bathroom Suite and en-suite to Bedroom Four. Approximately 55ft rear garden with shed. Call now to arrange your viewing.



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



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AGENTS NOTE: 'We routinely refer buyers and sellers to solicitors and conveyancers. It is your decision whether you choose to deal with them. Should you decide to use them you should know that we would receive a referral fee of between £120 and £200 including VAT from them for recommending you to them.'

The mention of any appliances and/or services within these Sales Particulars does not imply that they are in full and efficient working order. All measurements have been taken using a sonic tape measure or laser distance meter and therefore may be subject to a small margin of error. Whilst we endeavour to make our Sales Particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance.

GROUND FLOOR

Entrance

Via double glazed brick built porch. Further door leading into open-plan lounge.

Lounge

18'11 x 11'5

Double glazed window. Laminate wood flooring. Radiator.

Small Lobby Area

Stairs to first floor.

Kitchen/Diner

18'11 x 12'01

Double glazed window. Double glazed door to garden. Modern fitted kitchen in white gloss. Wall and base units. Fitted electric oven and hob with stainless steel extractor fan over and splashback. Plumbing for washing machine. Space for fridge/freezer. Tiled walls. Tiled flooring. Under stairs storage cupboard.

FIRST FLOOR

Landing

Stairs to second floor Bedroom Four. Access to Bedrooms and Bathroom.

Bedroom One

11'5 x 11'6

Double glazed window. Radiator. Laminate flooring. Built-in floor to ceiling cupboard.

Bedroom Two

11'2 x 8'10

Double glazed window. Radiator. Laminate flooring. Built-in floor to ceiling cupboard.

Bedroom Three

11'4 narrowing to 7'11 narrowing to 7'0

Double glazed window. Radiator. Laminate flooring.

Bathroom

7'2 x 6'0

Modern white bathroom suite. Panelled bath with mixer taps and shower attachment. Low flush wc. Vanity sink unit. Double glazed window. Tiled walls and flooring. Heated towel rail.

SECOND FLOOR

Bedroom Four

16'2 x 9'01 x 11'4

Double glazed dormer window. Radiator. Laminate flooring.

Walk-in cupboard.

6'8 x 5'2

Further door to loft access.

En-suite Shower Room

Vanity sink unit. Shower cubicle. Low flush wc. Double glazed window. Tiled walls.

EXTERIOR

Rear Garden

Approximately 55ft. Commencing with patio area. Pathway to shed. Laid lawn either side. Shrub border.

Shed

12'0 x 15'11

Electricity.

Front Garden

Off Street Parking for four vehicles.

