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## Greenwood Avenue, Dagenham Guide Price **£425,000 - £450,000**



This large three-bedroom family home is perfect for a growing family looking to extend.

The space comprises of a large through lounge/diner, two double bedrooms and one good sized single. A large family garden with the added benefits of a garage and garden room.

The property has a well-presented front garden and off-street parking. The property is within a close proximity to the nature reserve and has excellent transport links.

- **THREE BEDROOMS**
- **SEMI DETACHED HOUSE**
- **LARGE GARDEN**
- **OFF STREET PARKING**
- **GARAGE**
- **GARDEN ROOM**
- **LOUNGE/DINER**
- **CLOSE TO THE NATURE RESERVE**
- **CLOSE TO MAJOR TRANSPORT LINKS**



## ACCOMMODATION

**LIVING ROOM** 12' 11" x 12' 10" (3.94m x 3.91m)

**DINING ROOM** 12' 11" x 11' 2" (3.94m x 3.4m)

**KITCHEN** 9' 5" x 6' 4" (2.87m x 1.93m)

**BEDROOM** 13' 5" x 11' 11" (4.09m x 3.63m)

**BEDROOM** 13' 1" x 9' 7" (3.99m x 2.92m)

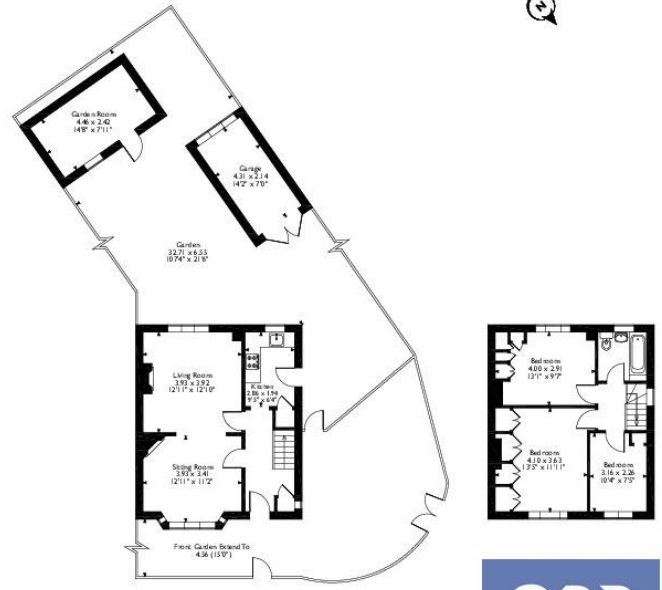
**BEDROOM** 10' 4" x 7' 5" (3.15m x 2.26m)

**GARDEN ROOM** 14' 8" x 7' 11" (4.47m x 2.41m)

**GARAGE** 14' 2" x 7' 0" (4.32m x 2.13m)

**GARDEN** 107' 4" x 21' 6" (32.72m x 6.55m)

18, Greenwood Avenue, Dagenham  
 Approximate Gross Internal Area  
 Main House = 87 Sq M/936 Sq Ft  
 Garage = 9 Sq M/99 Sq Ft  
 Outbuilding = 11 Sq M/116 Sq Ft  
 Total = 107 Sq M/1151 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floor plan is for information purposes only. Unauthorized reproduction is prohibited.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		84
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	43	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



DISCLAIMER: 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 or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.