



35 Victoria Road
Romford
Essex
RM1 2LH

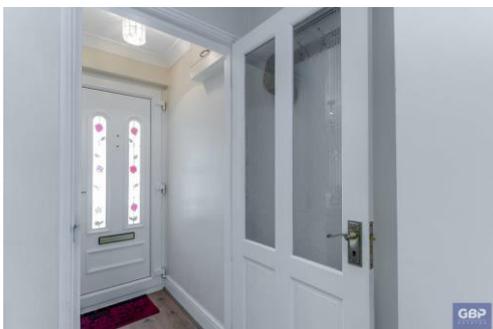
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Hunters Square, Dagenham **£375,000** Freehold

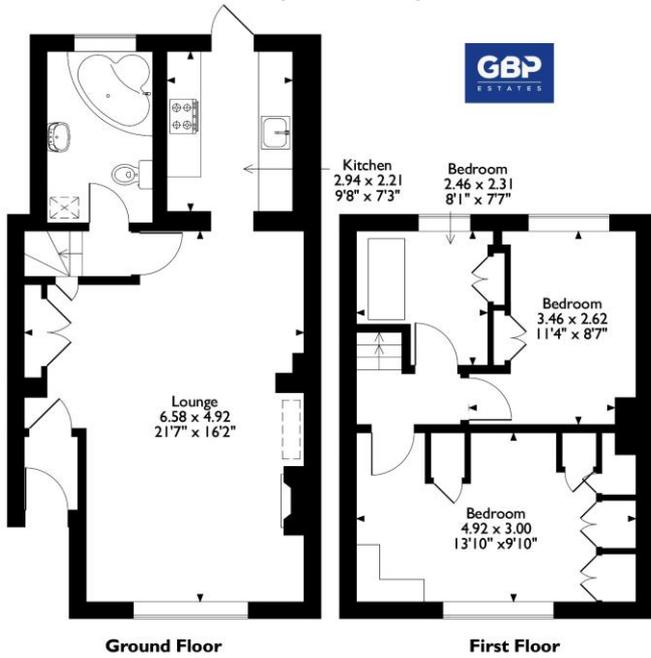


Offers in The Region of £375,000. Ideal investment or first-time home for this three-bedroom semi-detached property with off street parking, lovely size garden and open lounge/diner. Within reach of local shops, schools and not too far from both Heathway and Dagenham East station. Great condition and will not be on the market for long!

- **OPEN PLAN LOUNGE/DINER**
- **OFF STREET PARKING**
- **GAS CENTRAL HEATING**
- **IDEAL INVESTMENT**
- **DOUBLE GLAZED**
- **MID-TERRACE HOUSE**
- **THREE BEDROOMS**
- **GOOD SIZE GARDEN**
- **GROUND FLOOR BATHROOM**
- **LOVELY FAMILY HOME**

ACCOMMODATION

Hunters Square, Dagenham
Approximate Gross Internal Area
77 Sq M/828 Sq Ft



LOUNGE/DINER 21' 7" x 16' 2" (6.58m x 4.93m)

KITCHEN 9' 8" x 7' 3" (2.95m x 2.21m)

BEDROOM 13' 10" x 9' 10" (4.22m x 3m)

BEDROOM 11' 4" x 8' 7" (3.45m x 2.62m)

BEDROOM 8' 1" x 7' 7" (2.46m x 2.31m)

BATHROOM

GARDEN



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
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.