



**Beverley Road, Dagenham, Essex**

**Guide Price: £350,000 - £375,000**

*Freehold*

# Beverley Road, Dagenham, Essex, RM9

## Property Details:

We are delighted to bring to the market this good size 2 bedroom Terraced house in the popular area of Dagenham. 2 double bedrooms, Lounge with chimney and fireplace, Fitted kitchen, first floor bathroom and potential to expand (STPP). Good size rear garden of approximately 50', and hard-standing to front. A good size family home located close to schools, shops and transport links. With so much potential for expanding this just needs you to make it into your dream home. This property will appeal to first time buyers, home-movers and investors. Good condition throughout. NO ONWARD CHAIN.

## Ground Floor:

### Entrance Hall 17'4" x 5'9"

Entrance from front covered porch to hall way with stairs to first floor, access to ground floor accommodation and under-stair storage cupboard with. Wood flooring. Radiator. Neutral décor.

### Living Room 12'11" x 12'6"

Double glazed window to front aspect. Chimney breast with feature fireplace. Texture ceiling with coving. Radiator. Wood flooring. Neutral décor.

### Kitchen 9'10" x 8'2" < 16'4" into utility/conservatory.

Double glazed window to rear and open plan to utility/conservatory which is part double glazed with door to garden. A new range of wall and base units plus breakfast bar. Stainless steel sink with drainer. Space for cooker (Cooker is optional) with extractor over. Boiler. Tiled floor. Open plan to:-

### Utility / Conservatory: 7'1" x 5'8".

Large double glazed windows to two sides with French door to rear garden. Currently used as utility room with plumbing/space for washing machine, large fridge and freezer. Tiled floor.

## First Floor:

### Landing: 7'0" (into stairwell) x 6'1"

First floor landing with access to first floor accommodation, access to loft. Wood flooring. Neutral décor. Loft has ladder and light for storage.

### Bedroom 1: 16'4" x 9'10"

Master bedroom across front of property. Double glazed window to front. Fitted wardrobes to two walls. Wood flooring. Radiator.

### Bedroom 2: 11'4" x 9'10"

Double glazed window to rear. Chimney breast. Wood floor. Radiator.

### Bathroom: 6'6" x 5'8"

Double glazed frosted window to rear. Panel bath with shower over. Low level W.C. and hand basin with built in storage. Extra storage to wall recess. Tiled to floor and walls. Heated towel rail.

## Outside:

### Rear Garden 40' Approx (not measured)

Good size Garden to rear. Commencing with patio area, rest laid mainly to shingle. Established trees and shrubs. Log cabin style storage / shed.

### To Front of property:

Hard standing to front with potential for off street parking (STPP)

Council Tax Band: C – Local Council: Barking & Dagenham

EPC: E – floor area 69 m<sup>2</sup> / 742 Sq Ft





- 2 Double Bedrooms
- Lounge
- Kitchen
- Utility / Conservatory
- First floor bathroom
- Low Maintenance Rear Garden
- Cabin/Shed
- Gas Central Heating
- Double glazing
- Close to transport links
- Potential to expand (STPP)



Total floor area: Approx 68m<sup>2</sup> - 742 Sq/ft

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86   B
69-80	C		
55-68	D		
39-54	E	53   E	
21-38	F		
1-20	G		

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