



A P

ASHTON & PERKINS

GROSVENOR ROAD, DAGENHAM
OFFERS IN EXCESS OF £500,000





Chain free with lots of potential to extend!!! We are delighted to offer this very well maintained 3 bed end of terrace family home in a sought after location just a mile from Chadwell Heath train station and within catchment area for William Bellamy Primary and Robert Clack Secondary school. With a through lounge / diner plus large kitchen / breakfast room its made for the growing family and with the possibility of extending much further its a must see! Call now to arrange your viewing.

Driveway to front provides parking for multiple vehicles and access to property via UPVC porch.

Hallway;

Neutrally decorated with laminate flooring, radiator, ceiling lighting and access to all ground floor rooms;

Lounge / Diner; 7.5m x 3.3m

A large through lounge with suntrap window to front and sliding patio doors to rear provides lots of natural light. Modern decor, laminate flooring, feature fireplace, 2 x radiators, ceiling with coving and ornate ceiling rose / lights.

Kitchen / Breakfast room; 4.9m x 3.4m

Incorporating the extension to the property, the kitchen /





breakfast room is a great space for entertaining / gathering. Offering lots of storage from wall and base units with rolltop worksurface and stainless steel sink. Space / plumbing for both washing machine and dishwasher as well as freestanding and undercounter fridge / freezer is essential in a family home and this room has both. Tiled flooring with splash back wall tiling, radiator, ceiling lighting and large double glazed windows and door over look the rear east facing garden.



Carpeted stairs leads to first floor landing and access to boarded / insulated loft space

Bedroom 1; 4m x 3.2m

Situated at the front of the property, the master bedroom offers modern decor with built in wardrobes, laminate flooring, radiator, ceiling fan light and suntrap double glazed window.

Bedroom 2; 3.3m x 3.2m

Positioned overlooking the rear garden, bedroom 2 also offers built in wardrobes, laminate flooring, papered walls, radiator, cupboard housing combi boiler.

Bedroom 3; 2.1m x 1.8m

A good size single bedroom positioned at the front of the property with neutral decor, laminate flooring, radiator, ceiling lighting

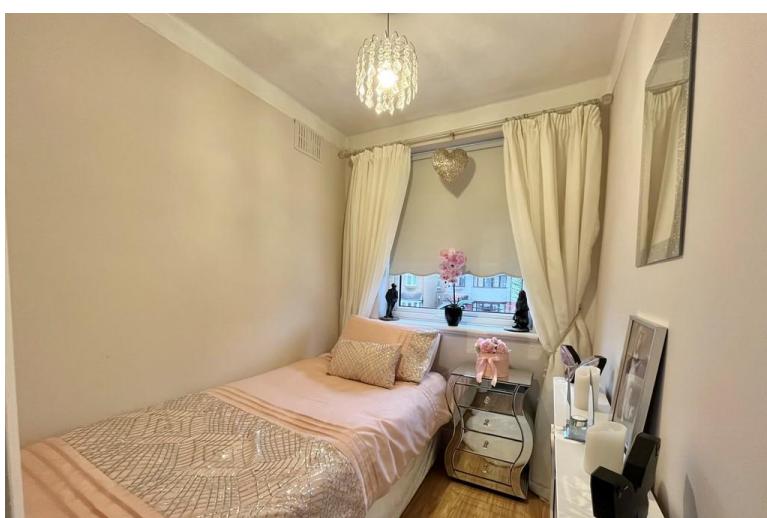


Bathroom;

Family bathroom consisting of 3 piece suite with panelled bath, low level w/c and matching wash hand basin all with chrome taps and attachments, Shower screen, fully tiled walls and flooring, obscured double glazed window to rear, ceiling light and chrome radiator.

Garden;

The low maintenance L shaped garden gives any potential new owner the envious option to extend and build to side and rear. Currently paved with fish pond and shed / greenhouse.



Council tax band - C

EPC - ordered.



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.