



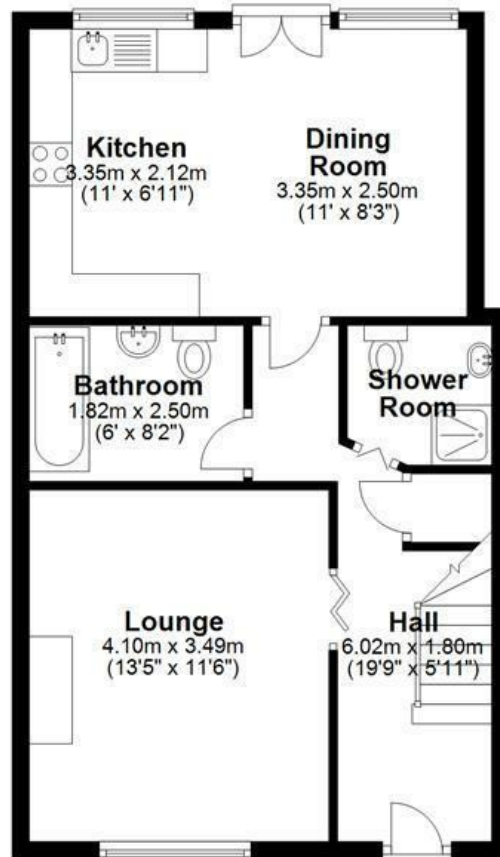
Connor Road, Dagenham, RM9 5UL

Offers In Excess Of £365,000

Situated within central Dagenham, with both Dagenham Heathway and Dagenham East Stations within a stones throw. Surrounded by local amenities, including primary and senior schools, High Street stores including Morrisons and Asda with the added advantage of Valence Park round the corner and Parsloes Park within easy access, this THREE BEDROOM EXTENDED FAMILY HOME is perfectly situated. With a large Kitchen/Diner, sizeable Lounge, Separate Shower Room and Bathroom, there's ample space for a growing family.

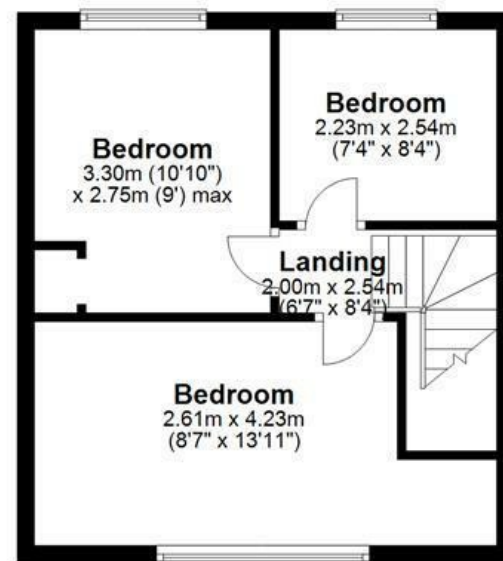
Ground Floor

Approx. 48.8 sq. metres (525.1 sq. feet)



First Floor

Approx. 32.4 sq. metres (349.1 sq. feet)



Total area: approx. 81.2 sq. metres (874.2 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE. While every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning, fixtures, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, misstatement or use of data shown. B.B.E (UK) LTD
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(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		86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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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 front door into hallway.

Hallway

Stairs to first floor landing. Entrance to Shower Room and Bathroom. Radiator. Under stairs storage area and floor to ceiling cupboard.

Lounge

13'7 x 11'7

Double glazed window to front. Laminate wood effect flooring.

Kitchen/Diner

16'5 x 10'11

Range of floor and wall mounted units. Roll edge work top. Smooth walls to smooth ceiling. Free standing gas twin oven Extractor fan and splash back. Plumbing for dishwasher. Two double glazed window. Stainless steel sink single bowl drainer and mixer taps. Double glazed doors to Garden. Plumbing for washing machine. Space for tumble dryer. Space for fridge/freezer. Wall mounted combi boiler.

Bathroom

Comprising of three piece suite. Panelled bath with mixer taps and shower attachment. Pedestal wash hand basin. Low flush wc. Tiled walls and flooring. Internal glass block window.

Separate Shower Room

Three piece suit. Independent walk-in shower. WC. Pedestal wash hand basin. Tiled walls. Vinyl floor covering. Internal glass blocks.

FIRST FLOOR

Landing

Smooth walls to smooth ceiling. Loft hatch.

Bedroom One

17'11 into recess x 9'01

Double glazed window. Radiator.

Bedroom Two

13'7 x 11'7

Double glazed window to front. Wood effect laminate flooring.

Bedroom Three

8'5 x 7'6

Double glazed window. Radiator. Smooth walls to smooth ceiling.

EXTERIOR

Rear Garden

Approximately 100ft. Raised decking area. Lawn. Brick built shed.

