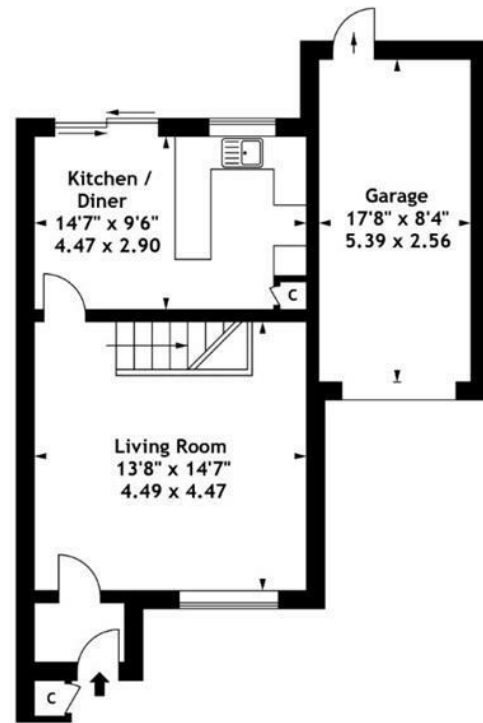
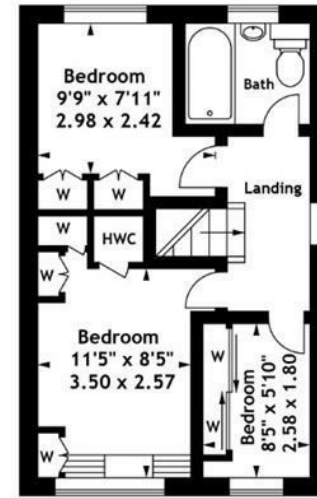


FLOOR PLAN
Approximate Gross Internal Area
930 sq.Ft - 86.40 sq M



Ground Floor



First Floor

Whilst every effort has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other items are approximate. The plan is for illustrative purpose only and should only be used for this purpose as a visual aid. Decorative finishes, fixtures, fittings and furnishings may not represent the current state of the property or proposed addition. Not to scale. Not to be used for local authority applications.

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Fiennes Close, Dagenham, RM8 1XF Offers In Excess Of £350,000

London Borough of Redbridge. Being offered for sale with no onward chain, we are pleased to offer for sale THIS THREE BEDROOM SEMI-DETACHED HOUSE with attached garage. The ground floor offers access to a lounge and kitchen/diner. The first floor consists of three bedrooms and bathroom suite. Externally the property boasts a good size rear garden and off street parking to the front. Excellent scope to extend subject to necessary consents. Call now to arrange your viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		88
(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		
(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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AGENTS NOTE: 'We routinely refer buyers and sellers to solicitors and conveyancers. It is your decision whether you choose to deal with them. Should you decide to use them you should know that we would receive a referral fee of between £120 and £200 including VAT from them for recommending you to them.'

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

Front door giving access to porch.

Porch

Door giving access to lounge.

Lounge

14'7 x 13'8

Double glazed leaded light window to front. Stairs to first floor landing. Access to kitchen/diner.

Kitchen/Diner

14'7 x 9'6

Kitchen Area: Double glazed leaded light window to rear. Fitted wall and base units. Stainless steel sink bowl. Roll top work surfaces. Plumbing for washing machine. Space for cooker with stainless steel splash back behind. Tiled splash back walls. Tiled flooring. Warm air boiler.

Dining Area: Double glazed sliding patio door to rear giving access to garden. Laminate wood effect flooring.

FIRST FLOOR

Landing

Double glazed obscure leaded light window to side. Loft access. Access to bedroom one, bedroom two, bedroom three and bathroom.

Bedroom One

11'5 x 8'5

Double glazed leaded light window to front. Fitted wardrobes. Dressing table. Bedside cabinets. Airing cupboard.

Bedroom Two

9'9 x 7'11

Double glazed leaded light window to rear. Fitted wardrobes.

Bedroom Three

8'5 x 5'10

Double glazed leaded light window to front. Fitted wardrobe with mirror sliding door.

Bathroom

Obscure double glazed leaded light obscure window to rear. Square panel bath. Shower. Pedestal wash hand basin. Low flush wc. Tiled around bath and pedestal wash hand basin. Floor tiles.

EXTERIOR

Rear Garden

Outside tap. Patio area. Pathway to rear of garden. Mainly laid to lawn. Shed.

Front Garden

Off street parking.

Attached Garage

17'8 x 8'4

Up and over door. Power and light.

LOCATION

This family home is well located for Chadwell Heath town centre, Green Lane and Chadwell Heath shopping facilities. Chadwell Heath and Goodmayes Mainline stations with the arrival of cross rail, numerous bus routes, excellent road links, schools and all general amenities.

