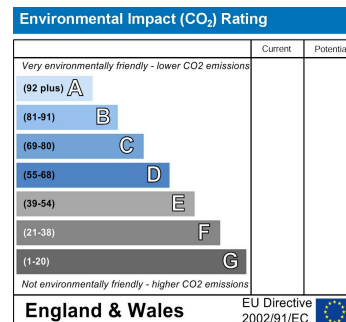
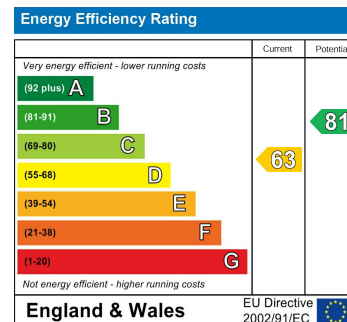


## Charles Road, Dagenham, RM10 8BA

### Offers In Excess Of £380,000

Situated in this PRIME LOCATION with easy access to Rainham Road South, there are local amenities within a stones throw, including Tesco Express, Dagenham East Tube Station and all local bus routes.

This contemporary THREE BEDROOM EXTENDED MID TERRACE FAMILY HOME, in our opinion has been maintained to a high standard, with an extended kitchen/diner, two separate receptions and access to the added advantage of a loft space.  
 INTERNAL INSPECTION HIGHLY RECOMMENDED.



Scan here  
for a direct  
link to our  
website

**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 Hall:**

Entrance via own front door. Wood laminate effect flooring. Radiator. Under stairs storage cupboard. Stairs leading to first floor landing:

**Reception One:**

12'8 x 11'10 into square bay window

Double glazed leaded square bay window to front with fitted window seat. Dado rail. Radiator. Feature fireplace.

**Reception Two:**

12'1 x 11'11

Feature fire surround. Coving to ceiling. Arch leading into extended Kitchen/Diner:

**Extended Kitchen/Diner:**

15'10 x 10'8 plus 7'8 x 5'10

Kitchen area: Range of floor and wall mounted unit in Cream with contrasting rolled edge worktops. Tiled walls.

Dining area: Wood effect laminate flooring. Double glazed sliding doors. Double glazed window. Stainless steel sink unit with single bowl, drainer and mixer taps. Plumbing for washing machine. Space for dishwasher and fridge/freezer. Extractor hood (untested).

**FIRST FLOOR:**

**Landing:**

Stairs leading to loft space. Access to:

**Bathroom:**

Three piece suite comprising panelled bath, vanity unit with sink inset and mixer taps, and low flush w.c. with concealed cistern. Double glazed window. Tiled walls and flooring. Heated towel rail (untested).

**Bedroom One:**

12'5 x 9'10

Double glazed leaded square bay window to front. Dado rail. Smooth walls to ceiling. Fitted wardrobes.

**Bedroom Two:**

11'10 x 11'

Double glazed window. Radiator. Cupboard housing boiler (untested).

**Bedroom Three:**

6'5 x 5'10

Double glazed leaded window to front. Radiator.

**Loft Space:**

14' 3 x 8'8

Two double glazed skylight windows. Spot lights to ceiling. Fully boarded.

**EXTERIOR:**

**Rear Garden:**

Commencing with paved patio area. Remainder laid to lawn. Raised decking area to rear.

