



## Blithbury Road, Dagenham, RM9 4PX £325,000

"GUIDE PRICE £325,000 - £335,000"

We are pleased to offer for sale, which in our opinion is this WELL MAINTAINED AND PRESENTED TWO DOUBLE BEDROOM MID TERRACE HOUSE, well positioned for local shops, Mayesbrook Park and both Upney and Becontree District line stations.

The ground floor offers access to lounge, kitchen and conservatory. The first floor consists of two double bedrooms, both with fitted wardrobes and three piece bathroom suite. Externally the property boasts a good size rear garden and off street parking to the front.

CALL NOW TO ARRANGE YOUR VIEWING!



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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		84
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.

020 8599 2323

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**GROUND FLOOR:**

**Entrance Hall:**

Entrance via own front door. Radiator. Under stairs storage cupboard. Stairs leading to first floor landing. Entrance into Lounge:

**Lounge:**

13'1 x 12'8

Double glazed window to front. Radiator. Dado rail. Smooth walls to coved and smooth ceiling. Electric fire with feature surround (untested).

**Kitchen:**

9'9 x 9'3

Range of floor and wall mounted units. Rolled edge worktops. Tiled walls. Wall mounted boiler (untested). Space for fridge/freezer. Space for gas cooker. Breakfast bar. Laminate flooring. Plumbing for washing machine. Stainless steel sink unit with single bowl, drainer and mixer taps. Double glazed window. Internal door leading into Conservatory:

**Conservatory:**

10'7 x 10'7

Tiled effect flooring. Double glazed windows and double glazed doors leading to garden.

**Landing:**

Loft access. Entrance into:

**Bedroom One:**

16'2 x 9'11 into fitted wardrobes

Fitted wardrobes to one wall. Laminate flooring. Double glazed window. Radiator.

**Bedroom Two:**

11'8 x 9'9 into fitted wardrobes

Fitted wardrobes. Radiator. Double glazed window.

**Bathroom/w.c.:**

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

**EXTERIOR:**

**FIRST FLOOR:**

**Front Garden:**

Off street parking.

**Rear Garden:**

approx 64'

Commencing with decking area. Remainder laid to lawn. Shed. Patio area. Mature tree.

