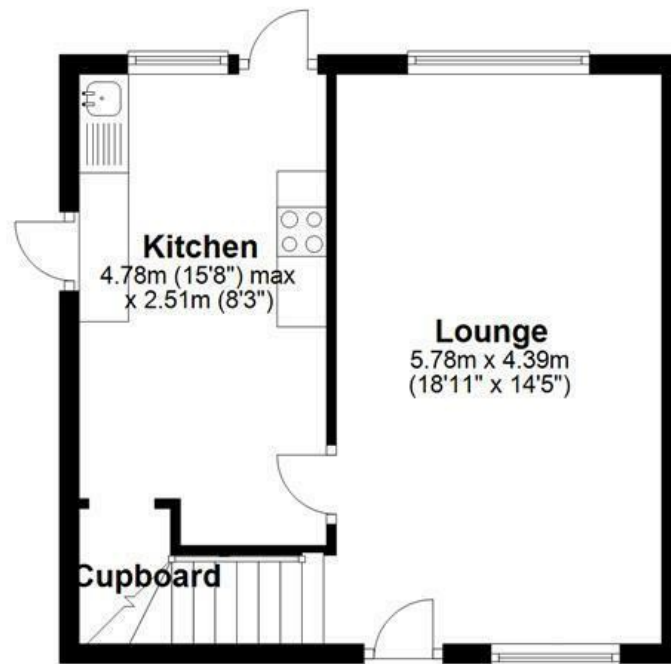


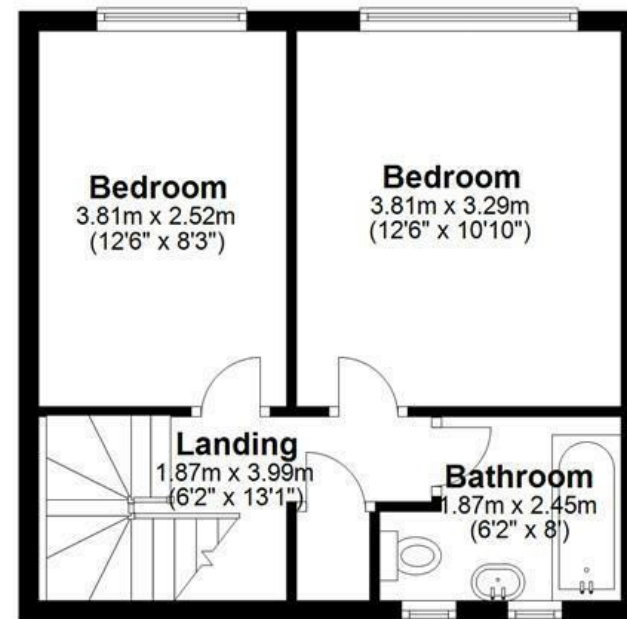
## Ground Floor

Approx. 34.0 sq. metres (366.3 sq. feet)



## First Floor

Approx. 34.1 sq. metres (367.4 sq. feet)



Total area: approx. 68.2 sq. metres (733.7 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.



## Chittys Lane, Dagenham, RM8 3RT

### Offers In Excess Of £300,000

We are pleased to offer for sale, which in our opinion is this well maintained and presented TWO DOUBLE BEDROOM TERRACE HOUSE. The ground floor offers access to a Lounge and Fitted Kitchen. The first floor consists of Two Double Bedrooms, Master with fitted wardrobes and Three Piece bathroom Suite. Externally there is a well kept Rear Garden and Block Paved Front Garden offering potential for Off Street Parking subject to necessary consents. The property is ideal for first time buyers and buy to let investors. 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 <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.

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## GROUND FLOOR

### Entrance

Via double glazed composite front door giving access to open-plan lounge.

### Open Plan Lounge

19'7 x 10'9

Double glazed window to front. Double glazed sliding patio door to rear giving access to garden. Stairs to first floor landing. Cupboard housing electric meter and fuse box. Two radiators. Access to kitchen.

### Kitchen

16'1 x 7'8

Double glazed window to rear. Double glazed UPVC door to rear giving access to garden. Cupboard under stairs offering storage space and housing central heating boiler. Coving to ceiling. Range of fitted wall and base units. Feature leaded light display doors. Corner display shelving. White sink bowl. Brush stainless steel electric oven. Gas hob. Extractor hood. Plumbing for washing machine. Space for tumble dryer. Space for fridge/freezer. Tiled splashback walls. Tiled flooring.

## FIRST FLOOR

### Landing

Three double glazed windows to front. Loft access. Airing cupboard. Access to bedroom one, two and bathroom suite.

### Loft

Pull down ladder. Light. Recently fully insulated.

### Bedroom One

13'1 x 9'7

Double glazed window to rear. Fitted wardrobes. Chest of drawers. Radiator.

### Bedroom Two

13'1 x 8'

Double glazed window to rear. Radiator.

### Bathroom

Two double glazed obscure windows to front. ceiling spot lights. Square panel bath. Shower. Wash hand basin in vanity unit. Low flush wc. Tiled walls. Tiled flooring.

## EXTERIOR

### Rear Garden

Outside light. Outside tap. Patio area to front and rear. Shed. Lawn area. Flower shrub borders.

### Front Garden

Block paved scope for off street parking subject to necessary consents.

## LOCATION

Well located for Chadwell Heath High Road and Green Lane shopping facilities. Chadwell Heath and Goodmayes main line stations with the arrival of crossrail, numerous bus routes, excellent road links, schools and all general amenities.

