



## Central Park Avenue, Dagenham, RM10 7BU

### Guide Price £350,000

Being offered for sale with NO ONWARD CHAIN, directly off Rainham Road South is this TWO BEDROOM END OF TERRACE Family Home. With easy access to Dagenham East Station, local high street convenience stores, schools and bus routes, this will make the ideal purchase.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	89
(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.



## GROUND FLOOR

### Entrance

Via double glazed front door into entrance hall.

### Entrance Hall

Stairs to first floor landing. Entrance to Lounge.

### Lounge

13'6 x 11'10

Double glazed leaded window. Laminate flooring. Radiator. Door to Kitchen.

### Kitchen

13'6 x 8'01

Range of floor and wall mounted units with roll edge work tops. Tiled splashbacks. Plumbing for washing machine and dishwasher. Space for gas cooker. Space for fridge/freezer. Stainless steel circle single bowl and matching drainer with mixer taps. Double glazed window and internal door to Conservatory. Door to Ground Floor WC.

### Ground Floor wc

Low flush wc. Wall mounted basin. Tiled walls. Laminate flooring. Built-in cupboard housing combi boiler.

### Conservatory

13'5 x 9'4

Double glazed windows. Wall mounted heater. Door to Garden.

## FIRST FLOOR

### Landing

Loft access. Radiator.

### Bedroom One

13'5 x 10'10

Built in cupboard. Double glazed window. Radiator. Feature fireplace.

### Bedroom Two

9'2 x 9'08

Double glazed window to rear. Radiator.

### Bathroom

Comprising of three piece suite. Panelled bath with single taps. Wall mounted electric shower. Double glazed window. Low flush wc. Pedestal wash hand basin. Tiled walls. Tiled flooring.

## EXTERIOR

### Rear Garden

Approximately 60ft. Commencing with patio area. Side access via own gate. lawn. Shed. mature shrubs. Side plot approximately 7ft.

