

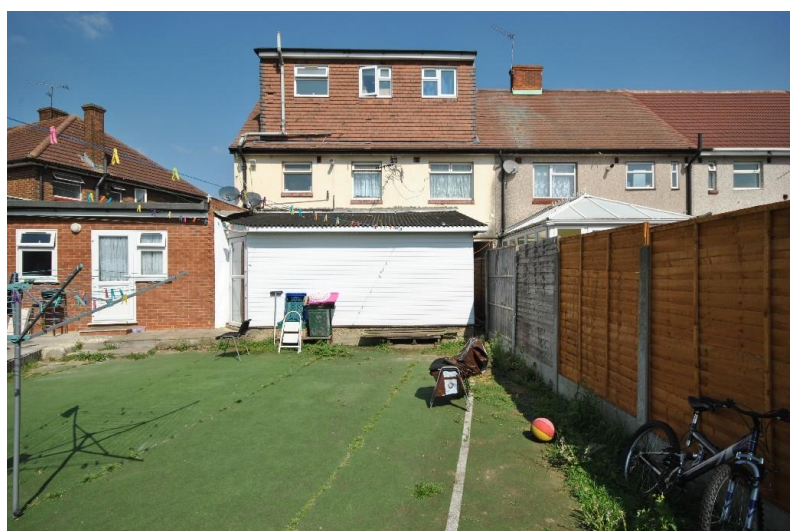


Bell Farm Avenue, Dagenham

Asking Price Of £480,000

- Seven Bedroom
- Two Reception Rooms
- Three Shower rooms
- Games Room





ASKING PRICE £480,000

Steps Estate Agents are pleased to offer for sale this enlarged and extended seven bedroom semi-detached house which has been modernised by its current owner.

Benefits include two modern style shower rooms, en-suite bathroom, ground floor wc, fitted kitchen/diner, two reception rooms, annex to side and summer house to the rear.

Applicants are urged to make an early viewing to avoid disappointment.

EPC D

HALLWAY

Access to Annex, door to lounge, kitchen, stairs to first floor, door to ground floor WC, tile effect laminated flooring, radiator.

lounge

14'5 x 11'1 Double glazed bay window to front, chimney breast with feature fireplace, radiator, wooden style laminated flooring.

Ground Floor Cloakroom

Low flush wc, vanity wash hand basin, tiled walls, tiled floor, spot lights

Kitchen diner

20'9 x 12'2 Double glazed window to reception 2, door & window to reception 2, single drainer sinks unit with mixer taps, range of wall & base units with rolled top work surfaces, integrated

five burner hob with integrated ovens & extractor hood, breakfast bar, tiled floor, radiator.

RECEPTION ROOM

18' 4" x 12' 2" (5.59m x 3.71m) Double glazed door to rear, radiator, wooden style laminated flooring, spot lights

First floor landing

Double glazed window to side, stair to second floor

BATHROOM

Opaque double glazed window to rear, tiled shower cubicle with mains fed shower, vanity wash hand basin, low flush wc, tiled walls, tiled floor, inset spot lights, towel radiator.

Bedroom One

16'2 x 8'8 > 6'00 Double glazed window & door to rear, door to en-suite bathroom, radiator, wooden style laminated flooring.

Bedroom Two

13'5 x 9'11 Double glazed window to rear, radiator, enclosed boiler, built-in cupboard.

Bedroom Three

10'11 x 9'2 Double glazed window to rear, built-in cupboard.

Bedroom Four

11'4 x 7'8 Double glazed window to front, radiator, built-in cupboard.

SECOND FLOOR

Double glazed roof window.

Bedroom Five

8'3 x 8'00 Double glazed roof window, inset spot lights, radiator.

BEDROOM SIX

16' 2" x 8' 8" (4.93m x 2.64m) Double glazed window to rear, radiator double glazed roof window.

BEDROOM SEVEN

18'4 x 12'2 Double glazed window & door to rear, door to en-suite bathroom, radiator, wooden style laminated flooring.

BATHROOM TWO

Double glazed window to rear, tiled shower
Opaque cubicle with mains fed shower, vanity wash hand basin, low flush wc, towel radiator, tiled walls, tiled floor, inset spot lights, extractor fan

ANNEX

BEDROOM

18' 5" x 11' 2" (5.61m x 3.4m) Double glazed window & door to rear, door to en-suite bathroom, radiator, wooden style laminated flooring

En-suite: Opaque double glazed window to rear, panelled bath with mixer taps & shower attachment, vanity wash hand basin, low flush wc, tiled walls, tiled floor, extractor fan, towel radiator, shaver point, electric heater

KITCHEN/DINER

19' 9" x 8' 9" (6.02m x 2.67m) Double glazed window to front, single drainer sink unit with mixer taps, range of wall & base unit with rolled top work surfaces, integrated oven, hob, & extractor hood, space for washing machine, dryer, fridge, tiled splash backs, wooden style laminated flooring, radiator, spot lights, access to bedroom

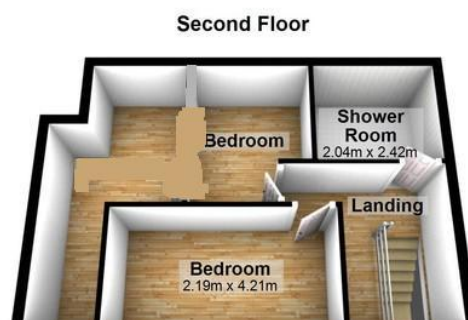
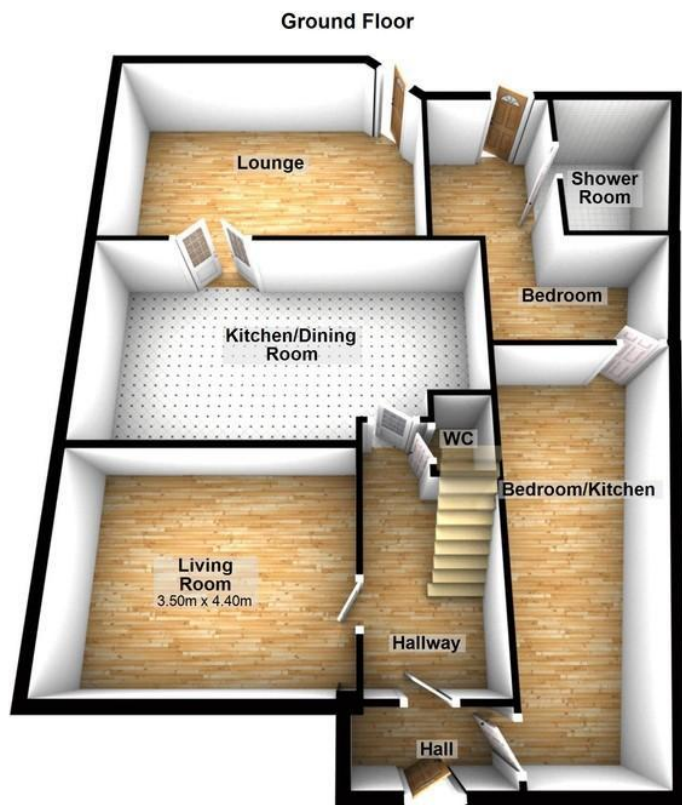
SUMMER HOUSE

23' 5" x 11' 9" (7.14m x 3.58m) Double glazed doors & windows , power & light

GARDEN

Harding standing area, beds, summer house, shed, water tap, light





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) 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, Scotland & Wales	EU Directive 2002/91/EC	

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COUNCIL TAX BAND

Tax band C

TENURE

Freehold

LOCAL AUTHORITY

Barking and Dagenham London
Borough Council

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements