



Temple Avenue, , Dagenham, RM8 1NB

- THREE BEDROOM
- EXTENDED KITCHEN
- WELL PRESENTED THROUGHOUT
- MODERN KICTHEN & BATHROOM
- IDEAL FAMILY HOME OR INVESTMENT

- MID TERRACE HOUSE
- FIRST FLOOR BATHROOM
- OFF STREET PARKING
- EASY ACCESS TO CHADWELL HEATH STATION
- MUCH SOUGHT AGFTER LOCATION

Guide Price £450,000



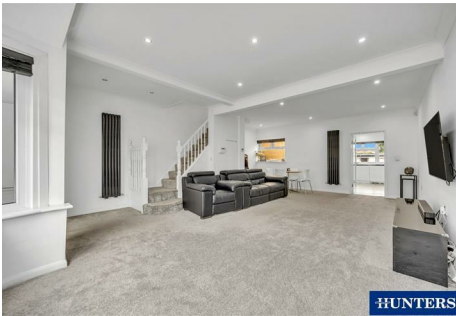
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GUIDE PRICE £450,000- £475,000 An extended three-bedroom mid-terrace house situated on Temple Avenue, Dagenham, offering well-proportioned accommodation, off-street parking and a useful rear outbuilding. The property is conveniently located for Chadwell Heath Station, providing access to the Elizabeth line.

The ground floor comprises a welcoming entrance porch leading into a spacious through lounge, providing a versatile reception and living space with good natural light. To the rear is an extended kitchen, fitted with a range of wall and base units, integrated appliances and underfloor heating, together with access to the rear garden.

The first floor provides three bedrooms and a family bathroom. The principal bedroom benefits from fitted wardrobes, while the bathroom has been refurbished and provides a contemporary suite.



Externally, the property benefits from off-street parking to the front and a rear garden incorporating a useful outbuilding, which has electricity connected and provides additional storage or potential workspace.

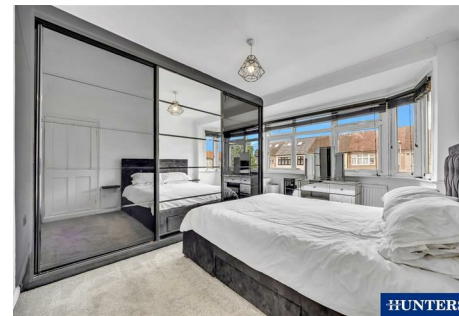
The seller has advised that a number of improvements have been carried out to the property, including a replacement roof to the house and outbuilding, damp-proofing works, kitchen and bathroom improvements, replacement doors and windows, carpets, an alarm system and other updates.

Documentation has been provided confirming that the roof works were carried out in 2022, together with a 10-year guarantee for the damp-proofing works undertaken in 2022.

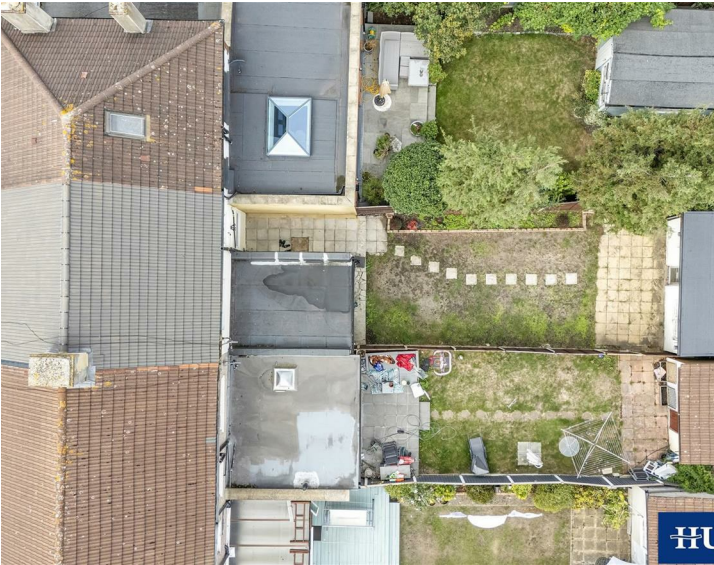


Further features include integrated kitchen appliances, including a dryer, underfloor heating to the kitchen, a replacement rear kitchen door, a replacement rear living-room window, new porch doors, an alarm system and a smart meter.

This property offers a combination of generous living accommodation, useful additional space and a range of improvements, while being well placed for local amenities, transport links and Chadwell Heath Elizabeth line station.



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Lounge/Diner
24'9 x 16'5

Bedroom Two
11'6 x 10'6

Outbuilding
16'1 x 7'3

Kitchen
13'8 x 10'8

Bedroom Three
7'1 x 5'11

Bedroom One
12'10 x 10'8

Garden
53'8 x 17'9

TEMPLE AVE, DAGENHAM


HUNTERS
estate agents

3 BEDROOM 1 BATHROOM 1 RECEPTION ROOM

GROUND FLOOR 52.46 SQ.M / 564 SQ.FT

FIRST FLOOR 36.70 SQ.M / 395 SQ.FT

OUTBUILDING 10.80 SQ.M / 116 SQ.FT

 TOTAL INTERNAL AREA
 99.96 SQ.M / 1075 SQ.FT
FOR INFORMATION ONLY, NOT TO SCALE

THIS FLOOR PLAN HAS BEEN PROFESSIONALLY DRAWN TO ACCORDANCE WITH THE PROPERTY MEASUREMENT STANDARDS, WHILEST EVERY EFFORT HAS BEEN MADE TO ENSURE ACCURACY, THE DIMENSIONS GIVEN ARE APPROXIMATE. ONE IS FOR REFERENCE PURPOSES ONLY. NO RESPONSIBILITY IS TAKEN FOR ANY ERRORS, OMISSIONS, OR MISSTATEMENTS. INTERESTED PARTIES SHOULD VERIFY ON THEIR OWN PART, TOOLS AND MEASUREMENTS.
VISUALS BY
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Viewings

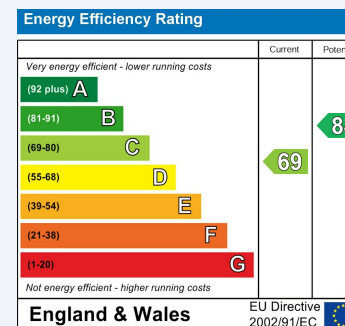
Please contact chadwell.heath@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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