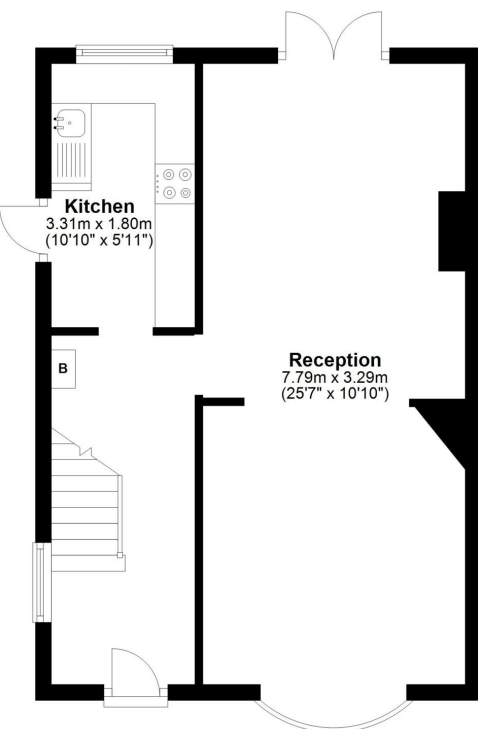


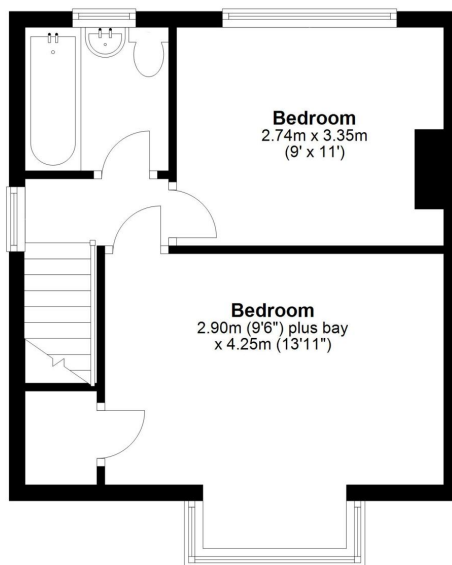
Ground Floor

Approx. 40.4 sq. metres (435.3 sq. feet)



First Floor

Approx. 30.8 sq. metres (332.1 sq. feet)



Total area: approx. 71.3 sq. metres (767.4 sq. feet)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C	77	
(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	

Appointments to view and offers to purchase must be made through Patterson Hawthorn. These particulars are produced for guidance only and do not form any part of an offer or Contract. These particulars, whilst believed to be accurate are to be used for guidance only and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Patterson Hawthorn has the authority to make or give any representation or warranty in respect of the property. Patterson Hawthorn have not tested any services or appliances in the property, prospective purchasers should satisfy themselves with regard to the working order of these.



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Downing Road, Dagenham

£400,000

- TWO BEDROOM END OF TERRACED HOUSE
- EXCELLENT CONDITION & IMMACULATELY PRESENTED
- 26' x 26' FRONTAGE
- SECURE, GATED OFF STREET PARKING FOR UP TO FOUR CARS
- QUALITY PORCELAIN TILED FLOORING
- 25' DOUBLE RECEPTION ROOM
- MODERN FITTED KITCHEN
- 45' REAR GARDEN WITH LARGE TIMBER OUTBUILDING (WITH POWER)



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GROUND FLOOR

Front Entrance

Via composite door, opening into:

Entrance Hall

Obscure double glazed window to front, double glazed windows to side, under-stairs storage cupboard housing boiler, radiator, porcelain tile flooring, stairs to first floor, access to accommodation.

Reception Room One

4.55m x 3.29m (14' 11" x 10' 10"). Porcelain tiled flooring, uPVC framed double glazed French doors to rear opening to rear garden, radiator.

Reception Room Two

3.29m max x 2.89m (10' 10" x 9' 6"). Double glazed bay Windows to front, radiator, porcelain tiled flooring.

Kitchen

3.32m x 1.8m (10' 11" x 5' 11"). Double glazed windows to rear, inset spotlights to ceiling, a range of matching wall and base units, laminated worksurfaces, inset sink & drainer with mixer tap, space for cooker, space and plumbing for washing machine, space for freestanding fridge/freezer, mosaic tile effect tiled splashbacks, porcelain tiled flooring, uPVC double glazed single door to side opening too side and rear garden.



FIRST FLOOR

Landing

Loft hatch to ceiling leading to fully insulated loft, obscure double glazed window to side, high gloss laminate flooring.

Bedroom One

4.26m max x 3.79m (into bay) (14' 0" x 12' 5"). Double glazed bay windows to front, built-in storage cupboards, radiator, high gloss laminate flooring.

Bedroom Two

3.35m max x 2.73m (11' 0" x 8' 11"). Double glazed windows to rear, radiator, high gloss laminate flooring.

Bathroom

1.8m x 1.8m (5' 11" x 5' 11") Inset spotlights to ceiling, obscure double glazed windows to rear, low-level flush WC, hand-wash basin, tiled bath with shower attachment, radiator, tiled walls, tiled flooring.

EXTERIOR

Rear Garden

Approximately 45'. Fully paved, access to front via double timber gates, large detached timber outbuilding with power and lighting, sheltered storage area to rear.

Front Exterior

Approximately 26' x 26'. Fully paved giving off street parking for up to four cars. brick with wrought iron surround perimeter wall, double wrought iron gates to front.