



Lillechurch Road, Dagenham

£369,995

- TWO BED TERRACE HOUSE
- NO ONWARD CHAIN
- APPROX 0.7 MILES TO BECONTREE STATION
- POTENTIAL TO EXTEND (SUBJECT TO PLANNING)
- KITCHEN FITTED 2025
- BATHROOM FITTED 2025
- CLOSE TO SHOPS & AMENITIES
- COUNCIL TAX BAND C & EPC RATING D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		88
(81-91) B		
(69-80) C		
(55-68) D	65	
(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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GROUND FLOOR

Front Entrance

Hallway

Reception Room

4.0m x 3.27m (13' 1" x 10' 9")

Reception Room Two

3.27m x 2.75m (10' 9" x 9' 0")

Kitchen

3.0m x 1.73m (9' 10" x 5' 8")



FIRST FLOOR

Landing

Bedroom One

5.22m x 3.4m (17' 2" x 11' 2")

Bedroom Two

4.5m x 3.30m (14' 9" x 10' 10")

Bathroom

1.86m x 1.71m (6' 1" x 5' 7")

