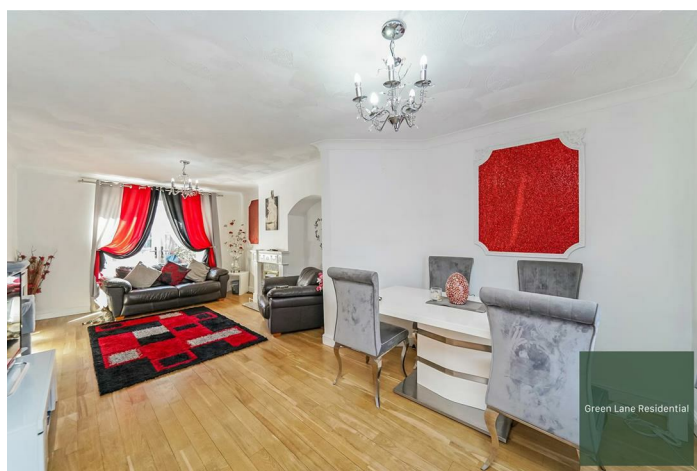


FREEHOLD



Green Lane Residential



Green Lane Residential



Green Lane Residential

House (EPC Rating: E)

34 WARRINGTON ROAD, DAGENHAM, RM8

3JH

Offers over

£400,000

Green Lane Residential

Your personal estate agents with over 50 years experience



3



1



1



E

3 Bedroom House located in Dagenham

Your Award-Winning Local Agent, Green Lane Residential, is delighted to present this spacious three bedroom family home with garden building & excellent transport links

Situated in a quiet residential turning just 0.5 miles from Chadwell Heath Elizabeth Line station, this well-maintained three-bedroom family home offers a fantastic opportunity for those seeking a practical and conveniently located property. Arranged over two floors and measuring approximately 886 sq ft, the home is presented in good order throughout and ready for immediate occupation.

The ground floor features a thoughtfully extended kitchen, adding much-needed space and functionality to the heart of the home—ideal for busy family life. Upstairs, the property offers three well-proportioned bedrooms along with a modern first floor bathroom. Additional benefits include double glazed windows and gas central heating, providing comfort and efficiency throughout the year.

To the front, there is off-street parking, while the rear garden offers a peaceful outdoor retreat and includes a brick-built garden building measuring approximately 151 sq ft. This versatile space is perfect for a home office, gym, or additional storage.

With its practical layout, excellent condition, and close proximity to fast transport links into central London, this charming home is perfectly suited to families, first-time buyers or investors alike.



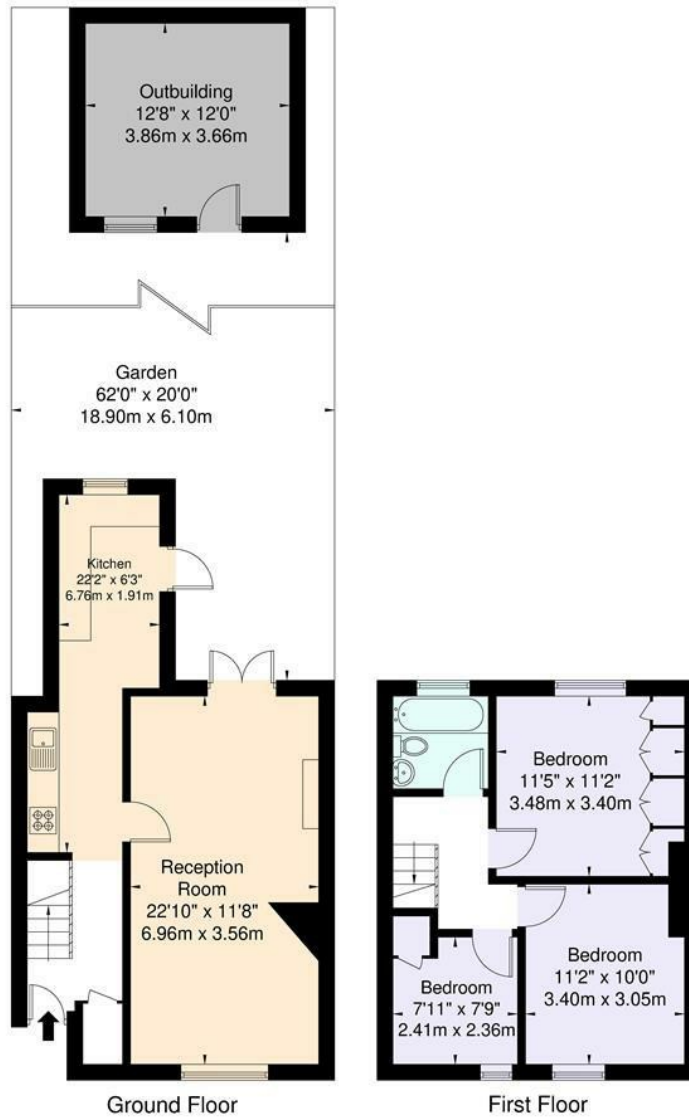


Warrington Gardens, RM8 3JH

Approximate Gross Internal Area = 82.4 sq m / 886 sq ft

Outbuilding = 14.1 sq m / 151 sq ft

Total = 96.5 sq m / 1037 sq ft



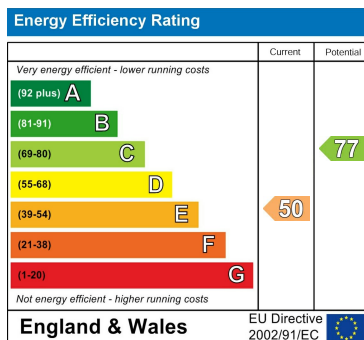
For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

Council Tax Band

C

Energy Performance Graph



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and 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.

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