

FREEHOLD



House (EPC Rating:)

31 WINTERBOURNE ROAD, DAGENHAM,

RM8 2JY

Guide price

£375,000

Green Lane Residential

Your personal estate agents with over 50 years experience



2



2



1



2 Bedroom House located in Dagenham

Guide Price £375,000 – £400,000

Green Lane Residential are pleased to offer this well maintained two-bedroom extended home, providing spacious and practical living accommodation throughout.

The ground floor has been extended to create generous living space, ideal for modern family life and entertaining. To the first floor are two good-sized bedrooms and a family bathroom.

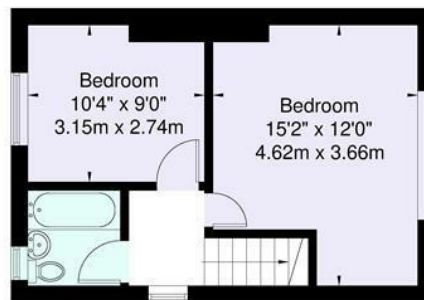
Further benefits include off-street parking, double glazed windows and gas central heating.

Conveniently located just 0.8 miles from Chadwell Heath Elizabeth Line station, the home offers excellent transport links into Central London and beyond, making it ideal for commuters.

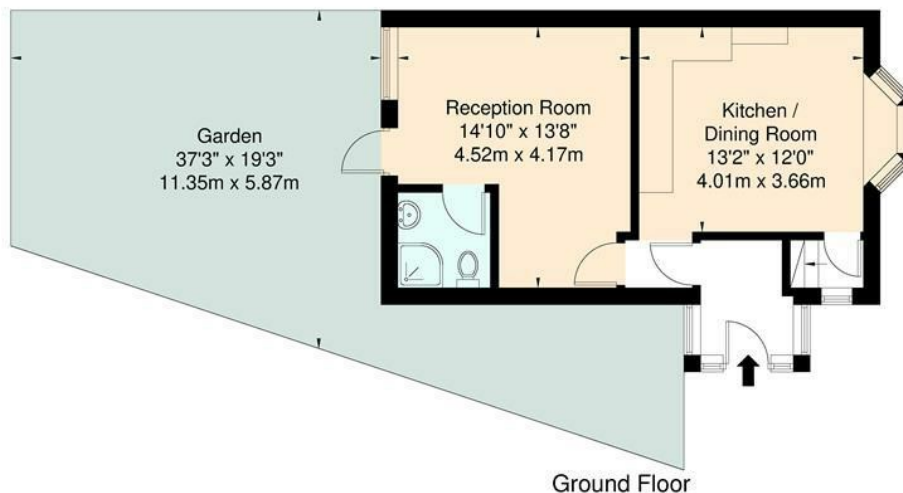




Winterbourne Road RM8 2JY
Approximate Gross Internal Area = 73.7 sq m / 793 sq ft



First Floor



Ground Floor

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

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

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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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