FREEHOLD







House (EPC Rating: C)

174 BEAM AVENUE, DAGENHAM, RM10 9BL

Guide price

£425,000

Green Lane Residential

Your personal estate agents with over 50 years experience

4 2 1 C

4 Bedroom House located in Dagenham

Green Lane Residential are delighted to offer this heavily extended and beautifully refurbished four-bedroom, two-bathroom end of terrace family home, ideally situated in the ever-popular RM10 area of Dagenham and presented in immaculate condition throughout.

A standout feature is the full-width ground floor extension, along with a full-width first floor extension above, creating generous living space ideal for modern family living. A conservatory further enhances the ground floor accommodation.

The property benefits from underfloor heating throughout the ground floor, beneath porcelain tiled flooring in the kitchen and conservatory, and engineered oak flooring in the spacious through lounge/dining room. The modern kitchen is finished with striking red quartz worktops.

The ground floor bathroom is fully tiled in neutral tones and includes a bath, separate shower, WC and basin, while the principal bedroom benefits from a stylish en-suite shower room. All bedrooms feature engineered

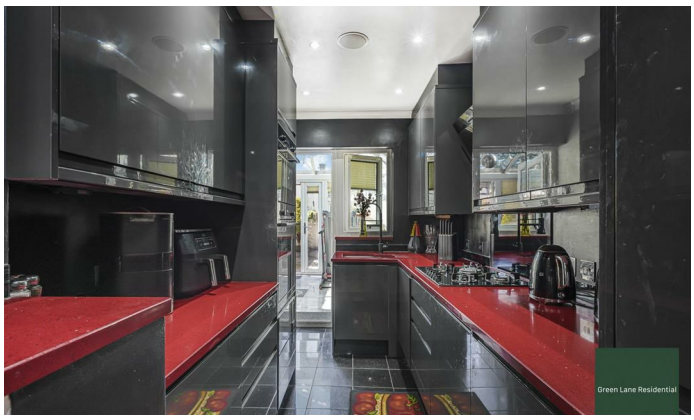




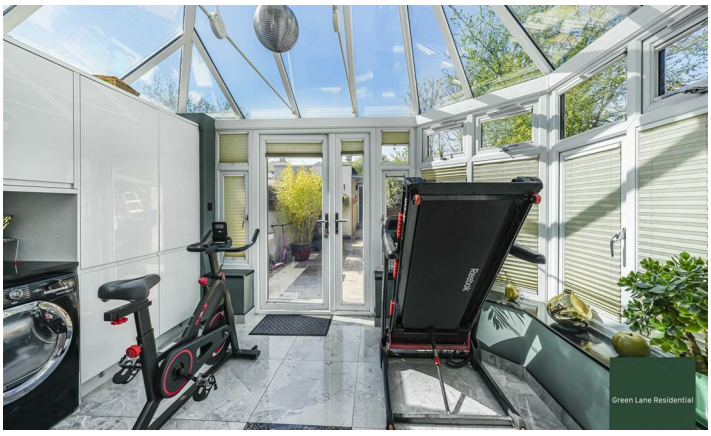









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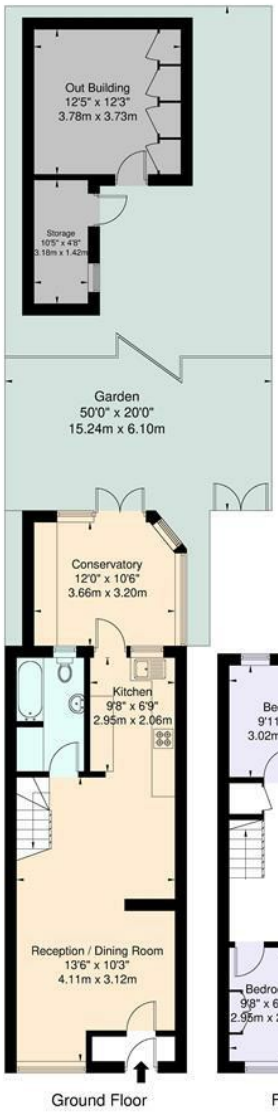

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Beam Avenue, RM10

Approximate Gross Internal Area = 97.4 sq m / 1048 sq ft
Outbuilding = 18.9 sq m / 203 sq ft
Total = 116.3 sq m / 1251 sq ft



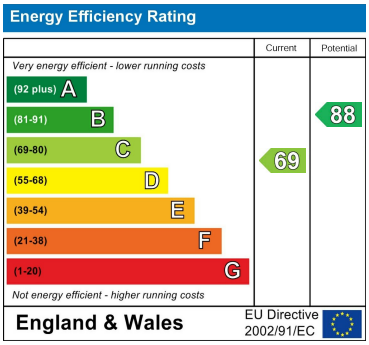
For Illustration Purposes Only - Not To Scale

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.