

FREEHOLD



House - Mid Terrace

# GROSVENOR ROAD, DAGENHAM, RM8 1NP

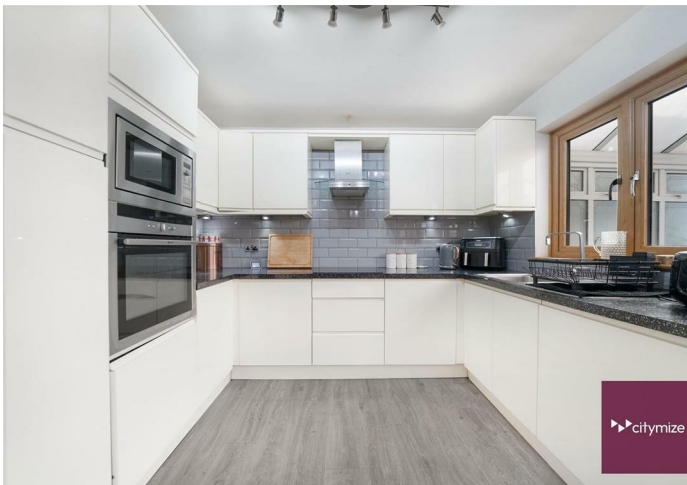
Asking price

# £475,000



## FEATURES

- Three-bedroom mid-terrace house
- Bright reception room
- Modern kitchen/diner
- Large conservatory
- Two bathrooms
- Low-maintenance rear garden
- Detached outbuilding
- Excellent transport links



# 3 Bedroom House - Mid Terrace located in Dagenham

## Ground Floor

### Entrance Porch

A practical and welcoming entrance to the home, providing a dedicated space for coats and shoes. This useful addition helps keep the main living areas tidy while offering added insulation and an extra layer of security.

### Reception Room

24'6" x 17'5"

This exceptionally spacious reception room offers a bright and open living environment. The space is anchored by a large front bay window, which floods the room with natural light, complemented by neutral carpeting and a soft grey colour palette. The room features clean lines with decorative coving and a wide opening, providing a seamless transition towards the dining area and the rear of the property.

### Kitchen / Diner

15'10" x 10'1"

This modern kitchen and dining space is designed with both style and functionality in mind. It features a range of sleek light cream gloss handleless cabinetry providing ample storage, complemented by dark granite-effect worktops. The walls are finished with contemporary grey subway tiling and integrated under-cabinet lighting.

The room offers a spacious dining area against a soft feature wall.

Large windows and double-glazed doors provide plenty of natural light and direct access to the conservatory, creating a bright and open environment for everyday use.

### Conservatory

16'6" x 9'1"

This bright and versatile space is accessed directly from the kitchen via double doors. Featuring expansive glazing and a vaulted ceiling, the room offers a clear view and direct access to the rear garden. The design allows a significant amount of natural light to flow into the back of the house, creating a flexible area suitable for relaxation or additional dining.

## First Floor

### Bedroom 1

13'1" x 10'5"

Located on the first floor, this bright and well-proportioned double bedroom features a large bay window allowing for plenty of natural light. The room is finished with neutral carpeting and a soft colour palette, accented by a decorative feature wall. A key highlight of the space is the extensive range of floor-to-ceiling fitted wardrobes, providing excellent integrated storage.

## Bedroom 2

10'11" x 10'5"

This well-sized double bedroom features a large rear-facing window. The room is finished with neutral carpeting and a combination of soft-toned and feature walls, creating a bright and versatile space.

## Shower Room

6'4" x 5'8"

Located on the first floor, this fully tiled room features a three-piece suite comprising a curved corner shower, a vanity wash basin and a WC. It includes integrated storage cabinetry and a large window providing natural ventilation.

## Second Floor

### Bedroom 3

17'9" x 12'10"

Located on the second floor, this spacious bedroom features sloped ceilings and a large rear-facing window. The room is fully carpeted and fitted with extensive dark wood-effect wardrobes and a matching dresser, providing excellent integrated storage.





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### Bathroom

6'2" x 5'8"

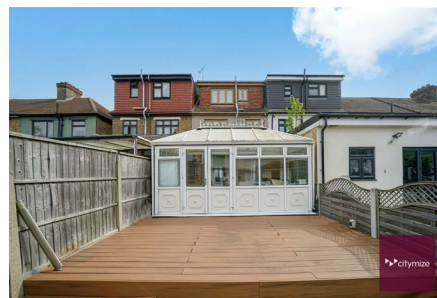
Located on the second floor, this fully tiled room features a three-piece suite comprising a panelled bath with handheld shower attachment, a countertop wash basin set within a dark-topped vanity unit, and a WC. The space is finished with neutral stone-effect tiling and a mosaic border, and benefits from a window providing natural ventilation.

### Externally

#### Rear Garden

30'10" x 18'5"

This low-maintenance outdoor space is designed for year-round enjoyment, featuring a large raised decking area ideal for al fresco dining and a neat artificial lawn, enclosed by secure timber fencing. To the rear, a substantial white-rendered outbuilding (approximately 16'11" x 5'5") offers versatile storage or workshop potential, with white uPVC double doors and a side window. The garden is conveniently accessed via the conservatory.



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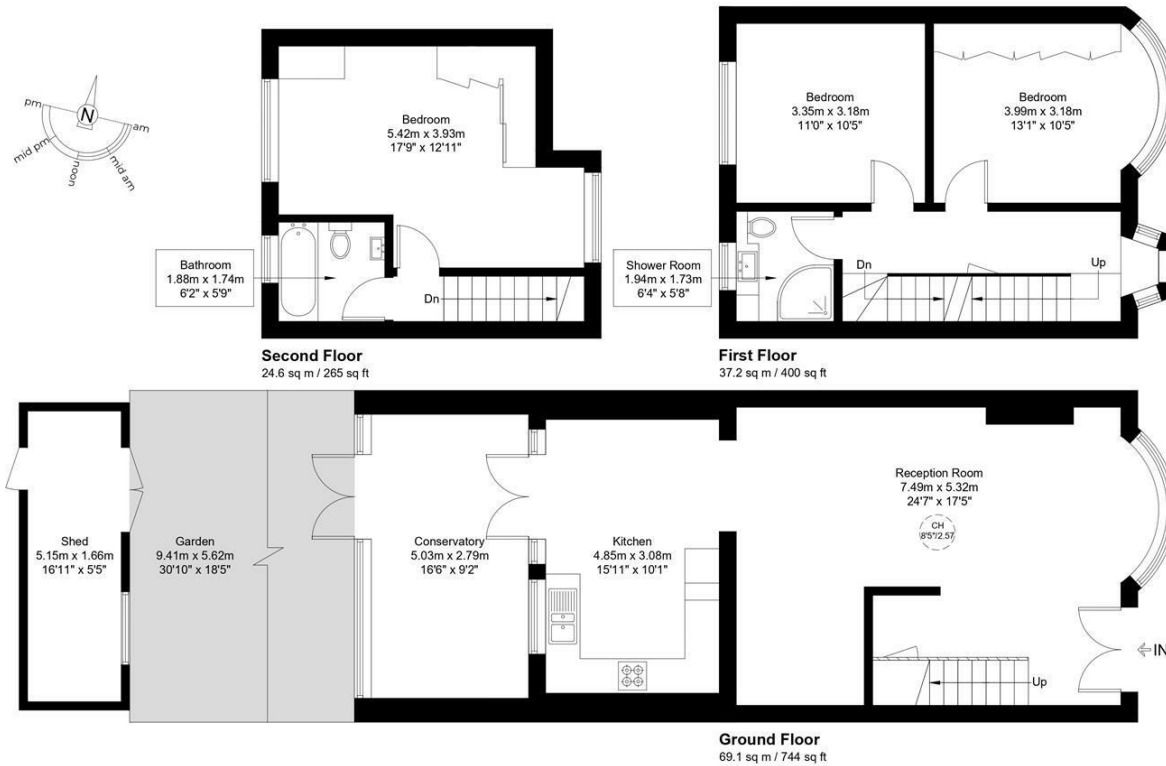
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Grosvenor Road, RM8

Approximate Gross Internal Area = 130.9 sq m / 1409 sq ft

Council Tax Band

C



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors and the Total Gross Internal Area (GIA), are approximate. Maximum widths and lengths are represented on the floor plan. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.  
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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.

