



## Amesbury Road, Dagenham, RM9 6AD

### Offers In Excess Of £500,000



**\*\* BEAUTIFULLY PRESENTED FAMILY HOME WITH OFF STREET PARKING IN A SOUGHT-AFTER LOCATION BY BECONTREE TUBE STATION \*\***

Guide Price of £450,000 - £475,000

OC Homes is delighted to offer to the sales market, this lovely three bedroom end of terrace house, situated in a highly desirable location on the border of Becontree and Dagenham. The property is well looked after as a family home and also has great scope for further development with potential for loft conversion (STPP).

Accommodation comprises: Ground floor; entrance hallway, reception room, utility room, ground floor shower room, large kitchen / diner, and access to a south facing rear garden. The first floor comprises; three bedrooms, a modern family bathroom, and access to a large loft space that can be converted into an additional bedroom and bathroom (STPP). Externally there is a front garden with driveway, and well maintained garden to the rear.

The property is ideally located close to a number of transport links, being just 0.3 miles from Becontree Tube Station on the District Line, with easy access to local amenities and is ideal for both first time buyers or buy to let investors. To arrange a viewing please call the OC Homes sales team.

- THREE BEDROOM END OF TERRACE
- TWO BATHROOMS
- OFF STREET PARKING
- EXCELLENT TRANSPORT LINKS
- LOTS OF LOCAL AMENITIES
- IDEAL FAMILY HOME

### Viewing

Please contact our OC Homes Leyton Office on 02085561212 if you wish to arrange a viewing appointment for this property or require further information.

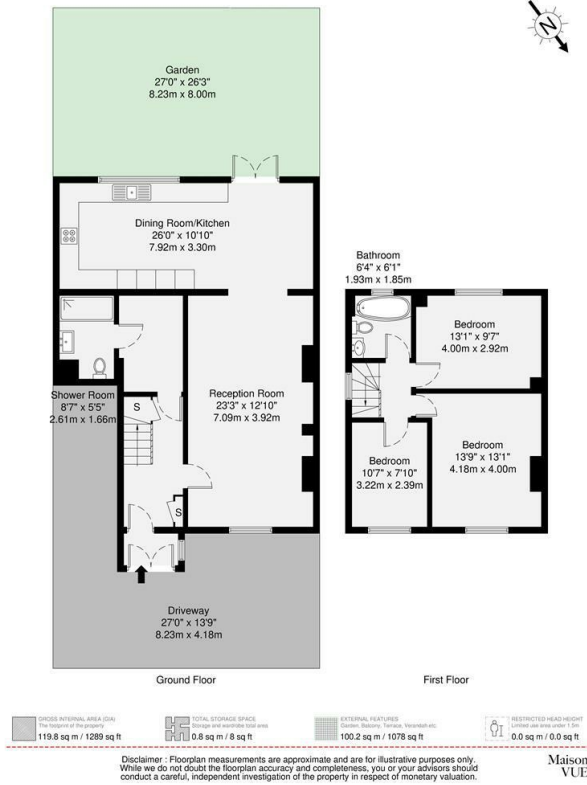






Amesbury Road, Dagenham, RM9 119.8 sq m / 1289 sq ft

GROSS INTERNAL AREA



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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(38-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



320 High Road Leyton, Leyton, London, E10 5PW  
t. 02085561212 | e. hello@ochomes.co.uk  
w. oneclickhomes.co.uk