



## Stanley Avenue, Dagenham, RM8 1JJ

Offers In Excess Of £450,000



\*\* LOVELY FAMILY HOME WITH OFF STREET PARKING IN A SOUGHT-AFTER LOCATION, WITHIN WALKING DISTANCE TO CHADWELL HEATH STATION (ELIZABETH LINE) \*\*

Guide Price of £450,000 - £475,000

OC Homes is delighted to offer to the sales market, this lovely three bedroom mid terrace house within the popular Mayfair Estate, with great potential, situated in a highly desirable location on the border of Chadwell Heath and Dagenham. The property is well looked after as a family home and also has great scope for further development with potential for rear extension as well as loft conversion (STPP). Accommodation comprises: Ground floor; entrance hallway, double reception room, kitchen, conservatory, and access to a south facing rear garden. The first floor comprises; three bedrooms (two with built in wardrobes), a 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 a good size garden to the rear. The property is ideally located close to a number of transport links in Chadwell Heath with easy access to local amenities. The property is ideal for both first time buyers or buy to let investors. To arrange a viewing please call the OC Homes sales team.

- SOUGHT AFTER LOCATION
- OFF STREET PARKING
- UNDER A MILE TO CHADWELL HEATH ELIZABETH LINE
- IDEAL FAMILY HOME
- SCOPE FOR FURTHER DEVELOPMENT
- EXCELLENT TRANSPORT LINKS
- LOTS OF LOCAL AMENITIES
- SOUTH FACING GARDEN

### Viewing

Please contact our OC Homes Gidea Park Office on 01708989888  
if you wish to arrange a viewing appointment for this property or require further information.

GROSS INTERNAL AREA  
92.3sqm / 993.5sqftTOTAL EXTERNAL AREA  
2.5sqm / 26.9sqftEXTERNAL STRUCTURAL FEATURES  
Gates, Driveway, Conservatory, etc.  
100.2 sqm / 1079.0sqftRESTRICTED HEIGHT  
Ground floor less than 3.5m  
0.0 sqm / 0.0sqftMaison  
VUEDisclaimer: Floorplan measurements are approximate and are for illustrative purposes only.  
While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

Energy Efficiency Rating	
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	

Environmental Impact (CO <sub>2</sub> ) Rating	
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus)	A
(81-91)	B
(69-80)	C
(55-68)	D
(39-54)	E
(21-38)	F
(1-20)	G
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	
EU Directive 2002/91/EC	



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 firms employment has the authority to make or give any representation or warranty in respect of the property.