



Nuneaton Road, Dagenham, RM9

£450,000

Bedrooms: 3 | Bathrooms: 1 | Receptions: 1

Ideally situated within approximately half a mile of Becontree District Line Station and within easy walking distance of local schools, shops, and everyday amenities, is this well-presented three-bedroom terraced home.

Upon entering the property, you are welcomed via an enclosed porch which provides access to the entrance hall, with stairs rising to the first floor.

To the front of the home is a spacious reception room which enjoys a feature fireplace and a large bay window, allowing plenty of natural light to flood the space.

To the rear, the property opens into a kitchen/dining room, providing an excellent space for both everyday family living and entertaining. The kitchen is fitted with wall and base units, complemented by ample work surface space, a breakfast bar to one side, and room for essential appliances. The dining area comfortably accommodates a family-sized table.

Leading from the kitchen is a conservatory, offering valuable additional living space that could be utilised in a variety of ways depending on individual requirements.

Completing the ground floor accommodation is a family bathroom, together with the added convenience of a separate WC.

The first floor comprises three well-proportioned bedrooms, including two comfortable double bedrooms and a further single bedroom. All rooms are well maintained and offer space for bedroom furniture and storage.

Externally, the property benefits from off-street parking to the front via a driveway.

To the rear is a low-maintenance garden, mainly laid to patio, offering a versatile outdoor space together with a useful garden shed.

Viewing is highly recommended to fully appreciate the space and potential this home has to offer.

In compliance with The Money Laundering Regulations 2017, we are legally obligated to verify the identity of all prospective purchasers. This process requires the review of valid photographic identification and an official proof of address.

Should your offer on a property marketed by Chalk Street Estates be accepted, you will be required to complete identity verification through our secure third-party provider, Blinc UK. A non-refundable fee of £15 per purchaser is payable in advance of the verification checks.

Please note that a sale cannot be formally agreed, and a memorandum of sale cannot be issued, until all parties have provided valid identification and the verification process has been successfully completed.





- Three Bedroom
- Terraced House
- Well Presented Throughout
- Downstairs Shower Room
- Separate Downstairs W/C
- Off Street Parking
- Conservatory
- 0.3 Miles from Becontree District Line Station
- 1 Mile from Dagenham C2C Dock Station
- Within Walking Distance To Local Schools, Shops And Amenities

According to the vendor:

Heating: Gas boiler

Broadband: Connected, supplier understood to be Community Fibre

Mobile Coverage: Vendor advises mobile phone reception is generally reliable, with no known signal issues

Sewerage: Mains drainage understood, with no private drainage system advised

Accessibility: Ground floor bathroom with shower facilities installed





NUNEATON RD, DAGENHAM



**CHALK
STREET /**
ESTATES

3 BEDROOM 1 BATHROOM 1 RECEPTION ROOM

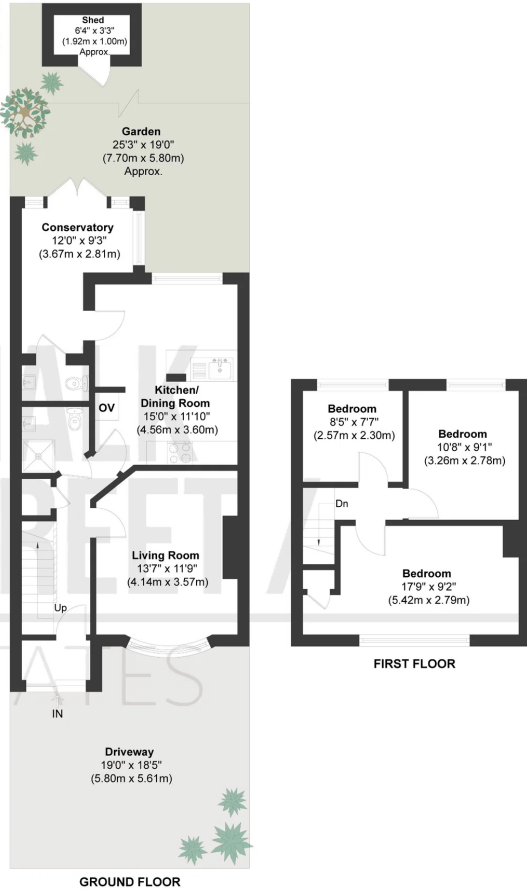
GROUND FLOOR 55.67 SQ.M
598 SQ.FT

FIRST FLOOR 32.79 SQ.M
353 SQ.FT

TOTAL INTERNAL AREA

88.46 SQ.M / 952 SQ.FT

FOR IDENTIFICATION ONLY - NOT TO SCALE



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VISUALS BY
LUXLENS.CO.UK



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	80
(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	

Chalk Street Estates - Sales

63-65 Station Lane, Hornchurch, Greater London RM12 6JU

01708 922837

sales@chalkstreet.co.uk

https://chalkstreet.co.uk/