



## Arden Crescent

Dagenham, RM9 4SB

With no onward chain, we are pleased to offer this two double bedroom house, located within a 6 minute walk of Becontree Station (google maps). Internally the property comprises of entrance porch, reception room, kitchen and ground floor bathroom. To the first floor, landing, two bedrooms and wc. Externally, there are front and rear gardens with brick built BBQ to the rear. Council tax band: C

**£350,000**

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## Entrance Porch

Entrance door, double glazed window to side, tiled flooring.

## Reception Room

13'2 x 12'1 (4.01m x 3.68m)

Double glazed window to front, vinyl flooring, radiator, under stairs cupboard, stairs to first floor.

## Kitchen

10'2 x 7'9 (3.10m x 2.36m)

Double glazed window to rear, double glazed door to rear, vinyl flooring, stainless steel single drainer sink, plumbing for washing machine, wall and base units.

## Ground Floor Bathroom

Frosted double glazed window to rear, corner bath, low level WC, wash hand basin.

## Landing

Loft access, carpet.

## Bedroom One

12'1 x 11'10 (3.68m x 3.61m )

Two double glazed windows to front, carpet, radiator, fitted sliderobes.

## Bedroom Two

12'2 x 9'5 (3.71m x 2.87m)

Double glazed window to front, carpet, radiator.

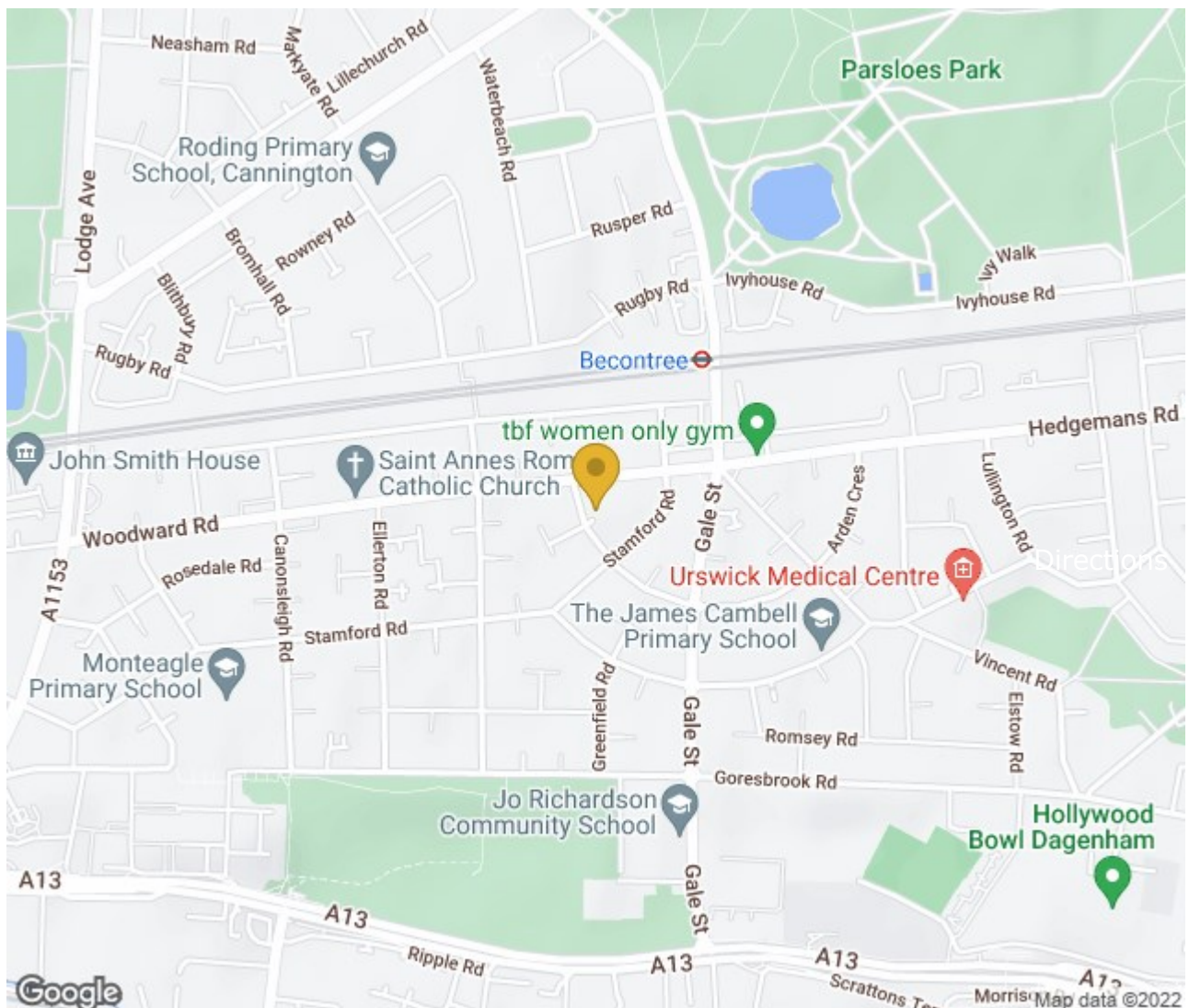
## WC

Frosted double glazed window to rear, radiator, low level WC, tiled flooring.

## Rear Garden

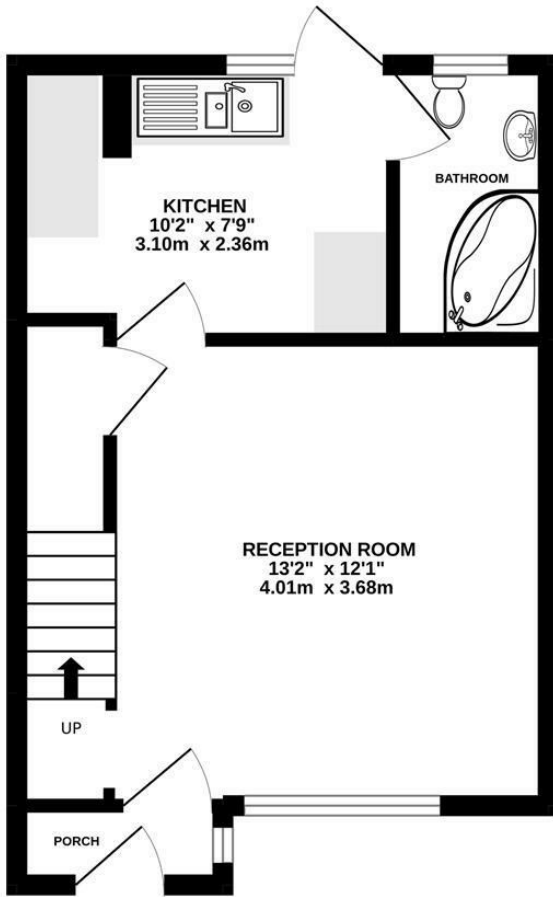
25' (7.62m)

Brick built BBQ, shed, decked area.

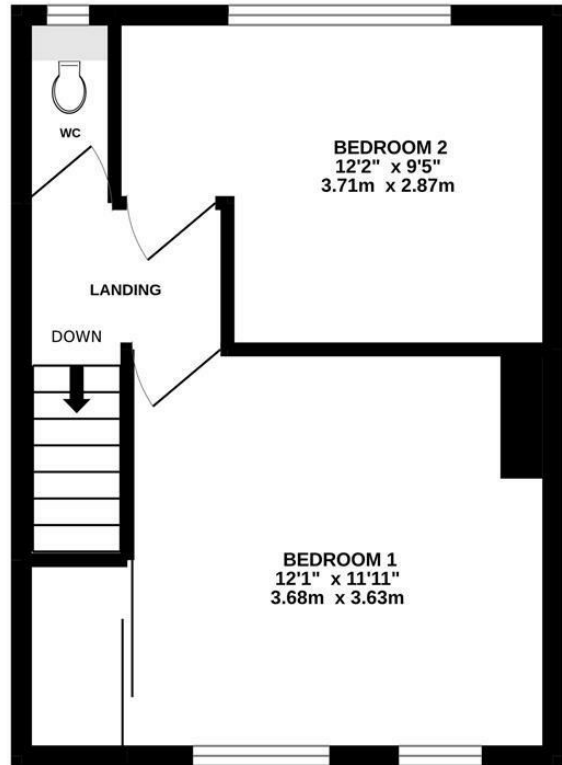




**GROUND FLOOR**  
324 sq.ft. (30.1 sq.m.) approx.



**1ST FLOOR**  
309 sq.ft. (28.7 sq.m.) approx.



**TOTAL FLOOR AREA : 633 sq.ft. (58.8 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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