



## **Oxlow Lane, Dagenham, RM10 7YU**

- No Chain
- Three Bedrooms
- Off Road Parking for Two Cars
- First Floor Four-Piece Bathroom
- Scope To Convert Loft (STPP)
- Stone's Throw from Parade of Local Amenities
- 16 Min Walk to Dagenham East Station (source: google maps)
- Double Glazing & Gas Central Heating

**£425,000 - Freehold - Council Tax: C**

# Oxlow Lane

Dagenham, RM10 7YU



## Entrance Hall

Entrance door with double glazed window. Spotlights, radiator with thermostatic valve, stairs to first floor, laminate flooring.

## Sitting/Dining Room

20'10 x 11'3 (6.35m x 3.43m)

Two double glazed windows to front and rear aspects. Smooth ceiling, feature fireplace surround, two radiators both with thermostatic valves, carpet.

## Kitchen

17' x 9'7 max sizes (5.18m x 2.92m max sizes)

Double glazed window and door to rear garden. Range of matte white base and eye level wall cabinets with worktops, sink, four burner gas hob with overhead extractor, integrated oven, smooth ceiling, coving, spotlights, under stairs cupboard, part tiled walls, vinyl flooring.

## First Floor Landing

Access to loft, carpet.

## Bedroom One

11'3 x 11'3 max sizes (3.43m x 3.43m max sizes)

Double glazed window. Walk-in wardrobe, radiator with thermostatic valve, carpet.

## Bedroom Two

11'3 x 9'11 max sizes (3.43m x 3.02m max sizes)

Double glazed window. Two built in cupboards, one housing boiler, radiator with thermostatic valve, carpet.

## Bedroom Three

11'3 x 6'6 (3.43m x 1.98m)

Double glazed window. Radiator with thermostatic valve, carpet.

## Bathroom

9'1 x 7'6 max sizes (2.77m x 2.29m max sizes)

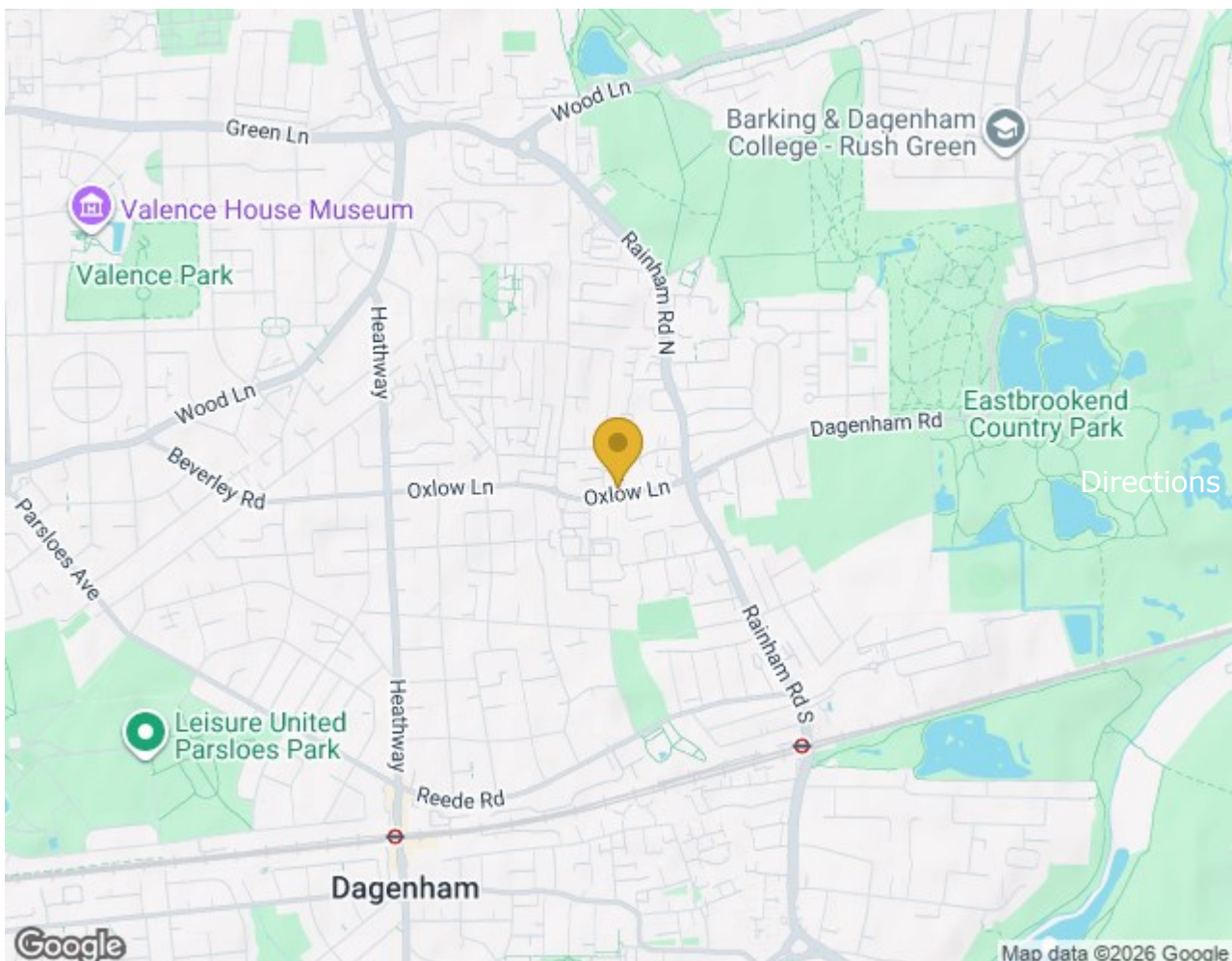
Double glazed window. Four piece suite comprising of bath with shower attachment to tap and overhead bracket, shower cubicle with electric shower, pedestal wash basin and low level wc, tiled walls, radiator, vinyl flooring.

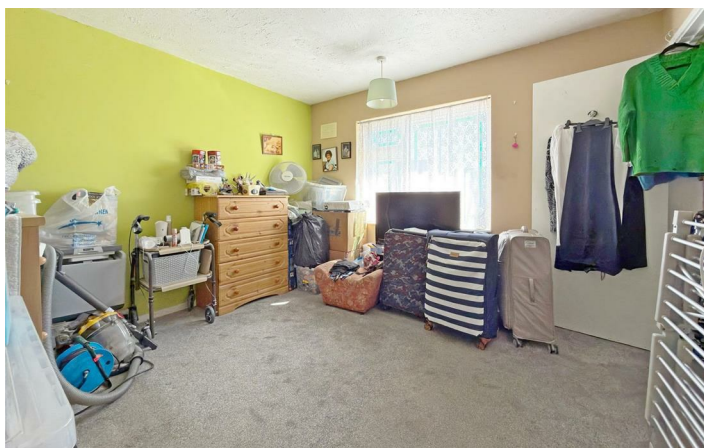
## Rear Garden - North Facing

Mainly slabbed with a slated area and a turfed area, shed to remain, outside tap.

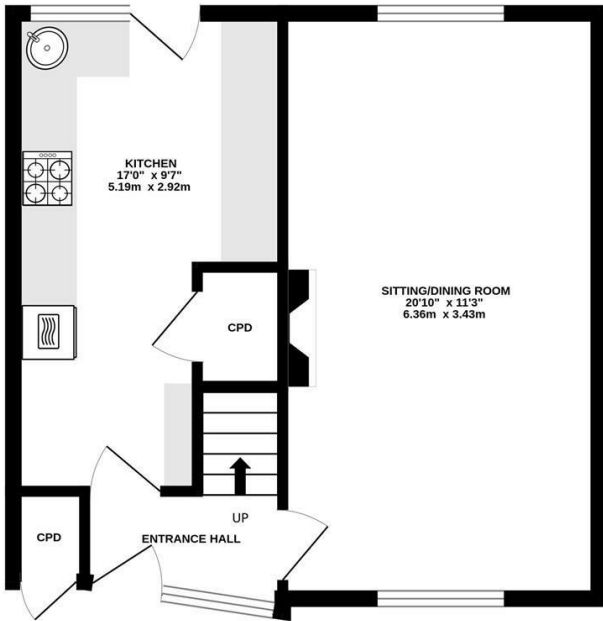
## Parking

Block paved drive to the front of the property offering off road parking for two vehicles, accessed via dropped kerb.

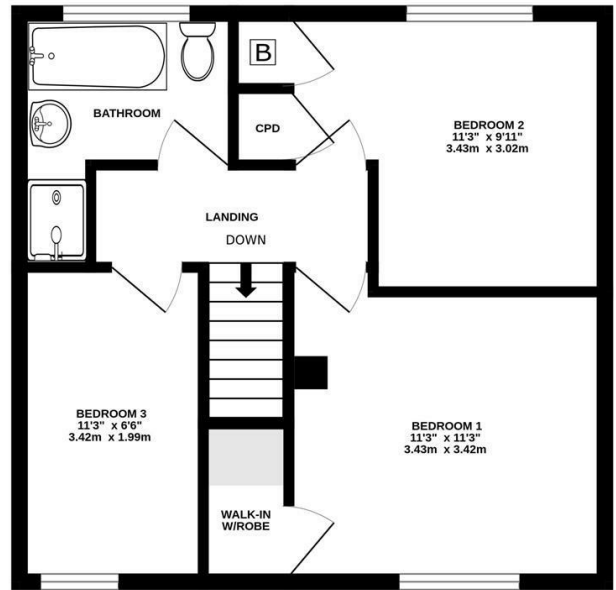




**GROUND FLOOR**  
429 sq.ft. (39.8 sq.m.) approx.



**1ST FLOOR**  
421 sq.ft. (39.1 sq.m.) approx.



**TOTAL FLOOR AREA : 850 sq.ft. (78.9 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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Material Information:  
Council Tax Band: C  
Tenure: Freehold

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