35 Victoria Road
Romford
Essex
RM1 2LH

Tel: 01708 504455
Email: sales@gbpestates.co.uk
Website: www.gbpestates.co.uk

Rutland Gardens, **Dagenham** **£260,000** Freehold

Are you looking for your first home? Jump on this one quickly!

Well priced 2 bedroom house in good condition close to local shops, schools, bus routes and amenities, Becontree District Line station is only a short distance away and the property has off road parking. Hurry to book your viewing now!

- **2 BEDROOMS**
- **LOUNGE**
- **KITCHEN**
- **CONSERVATORY**
- **FIRST FLOOR BATHROOM/WC**
- **GAS CENTRAL HERATING**
- **MOSTLY DOUBLE GLAZED**
- **EASY REACH BECONTREE DISTRICT LINE STATION**

HALL
Radiator, under stair storage cupboard, stairs to first floor,

LOUNGE *13' 0" x 12' 6" (3.96m x 3.81m)*
Double glazed window to front, radiator, Bermuda back boiler,

KITCHEN *9' 9" x 8' 5" (2.97m x 2.57m)*
Fitted wall and base level units, stainless steel sink unit, plumbing for washing machine, gas point, sliding patio doors to rear,

CONSERVATORY *7' 6" x 6' 0" (2.29m x 1.83m)*
Double glazed French doors to garden,

FIRST FLOOR LANDING

BEDROOM 1 *16' 0" x 10' 0" (4.88m x 3.05m)*
2 double glazed windows to front, radiator,

BEDROOM 2 *11' 5" x 7' 10" (3.48m x 2.39m)*
Window to rear, radiator, built in cupboard housing hot water tank,

BATHROOM
White suite comprising panelled bath, pedestal wash hand basin, low flush wc, radiator, window to rear,

EXTERIOR
Off road car parking to the front.
Mainly paved rear garden with mature trees and borders

EPC TO FOLLOW

For more photos and floorplan, please visit www.gbpestates.co.uk

DISCLAIMER: 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 reply on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.