



**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>58</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**Environmental Impact (CO<sub>2</sub>) Rating**

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

**Western Avenue, Dagenham, RM10 8UP**

**Asking Price £450,000**

Subject to Contract

- Three bedrooms
- Sizable garden with rear garage
- Extended kitchen leading onto garden
- Two bathrooms
- Off street parking



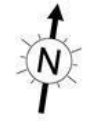
### Western Avenue, RM10 8UP

Bright & well proportioned two potentially three double bedrooms subject to the usual consents, situated in this extended semi-detached house, with off street parking for several cars, sizable rear garden, with separate access to a garage which is presently used as a workshop. Most conveniently located within this popular part of the area offering local shops and transport links which include Dagenham East train station.

Offering over 1500 sq ft of living/entertaining space, on the ground floor of this home is a fully tiled shower room combined W.C, double length lounge/diner leading onto an extended kitchen leading onto a substantial garden. The first floor comprises of the two double bedrooms and family bathroom with stairs leading up to the loft room

### Western Avenue, Romford, RM10 8UP

Approx. Gross Internal Area = 105.6 sq m / 1136 sq ft  
 Garage = 32.7 sq m / 352 sq ft  
 Shed = 3.4 sq m / 36 sq ft  
 Total = 141.7 sq m / 1524 sq ft



Ref

Copyright **BLEU PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.  
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**Tenure** Freehold

**Price** Asking Price £450,000 Subject to Contract

Viewing by appointment , through joint sole agents Warwick Estate Agents



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