



## Stanley Avenue, , Dagenham, RM8 1JL

- THREE BEDROOM
- TWO RECEPTION ROOMS
- GROUND FLOOR W.C.
- CHAIN FREE
- MUCH SOUGHT AFTER LOCATION

- SEMI DETACHED HOUSE
- FIRST FLOOR BATHROOM
- OFF STREET PARKING
- IDEAL FAMILY HOME
- EASY ACCESS TO CHADWELL HEATH STATION

**£425,000**



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Nestled in the desirable area of Stanley Avenue, Dagenham, this charming three-bedroom semi-detached house offers a wonderful opportunity for both families and investors alike. Spanning an impressive 1,045 square feet, the property features two spacious reception rooms, perfect for entertaining guests or enjoying family time.

The first floor boasts a well-appointed bathroom, while a convenient ground floor W.C. adds to the practicality of the home. The property also benefits from off-street parking for one/two vehicles and side access, enhancing its appeal for those with a busy lifestyle.

Although the house is in need of some modernisation, it presents a blank canvas for new owners to create their dream home. Its prime location ensures easy access to Chadwell Heath station, making commuting a breeze, and all local amenities are just a stone's throw away, providing everything you need for day-to-day living.

This property is an ideal family home or a sound investment opportunity, situated in a much sought-after area. With its potential and convenient location, this semi-detached house is not to be missed.



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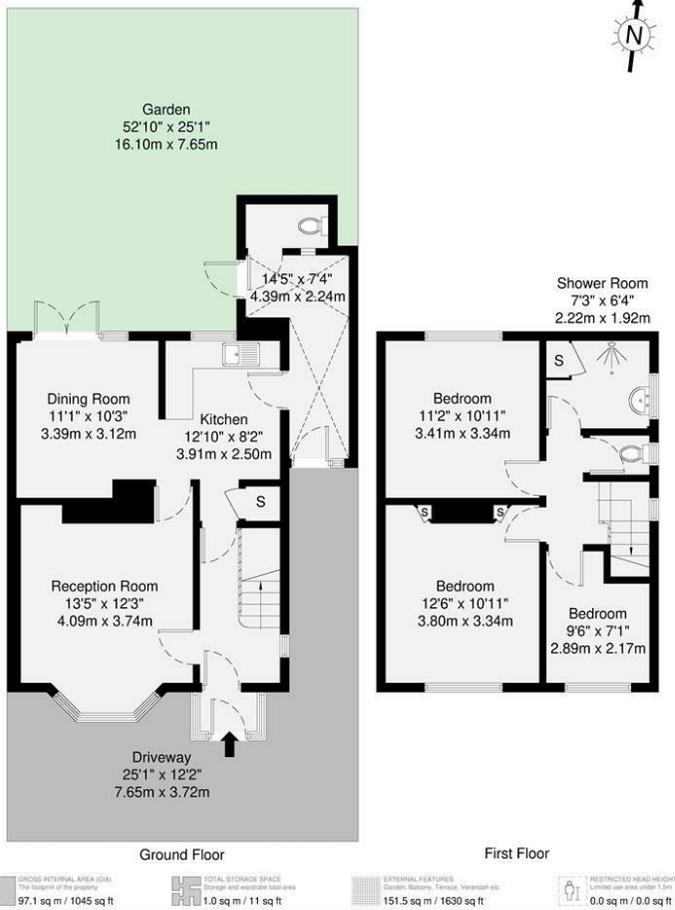


Porch  
Hallway  
Reception Room  
13'5 x 12'3

Dining Room  
11'1 x 10'3  
Kitchen  
12'10 x 8'2  
Ground Floor W.C.

Bedroom One  
12'6 x 10'11  
Bedroom Two  
11'2 x 10'11  
Bedroom Three  
9'6 x 7'1

First Floor Bathroom  
7'3 x 6'4  
Garden  
52'10



Disclaimer : Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

Maison VUE

**Viewings**

Please contact [chadwell.heath@hunters.com](mailto:chadwell.heath@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

**Valuations**

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

**ENERGY PERFORMANCE CERTIFICATE**

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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>			
(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	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

