



## Valence Avenue, , Dagenham, RM8 3QU

- THREE BEDROOMS
- OFF STREET PARKING
- IDEAL BTL OR FTB
- DOUBLE GLAZED
- CHAIN FREE
- END OF TERRACE
- GROUND FLOOR BATHROOM
- STATION LOCATION (ELIZABETH LINE)
- CENTRAL HEATING
- SIDE ENTRANCE

**Offers Over £400,000**



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Welcome to this charming end-terrace house located on Valence Avenue in Dagenham. This delightful property boasts three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space. With a total area of 731 square feet, the layout is both practical and inviting.

As you enter, you will find a comfortable reception room that serves as a perfect space for relaxation or entertaining guests. The ground floor bathroom adds convenience, ensuring that daily routines are easily managed. The property is chain-free, allowing for a smooth and straightforward purchasing process.

One of the standout features of this home is its prime location. Situated near the Elizabeth Line station, commuting to central London and beyond is both quick and efficient, making it an excellent choice for professionals or anyone who enjoys the vibrancy of city life.

This property presents a wonderful opportunity for those looking to settle in a well-connected area while enjoying the comforts of a spacious home. Do not miss the chance to view this lovely end-terrace house; call now to arrange a visit and see for yourself the potential it holds.



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Entrance Hall

Bathroom  
5'10 x 5'3

Bedroom Three  
8'3 x 7'4

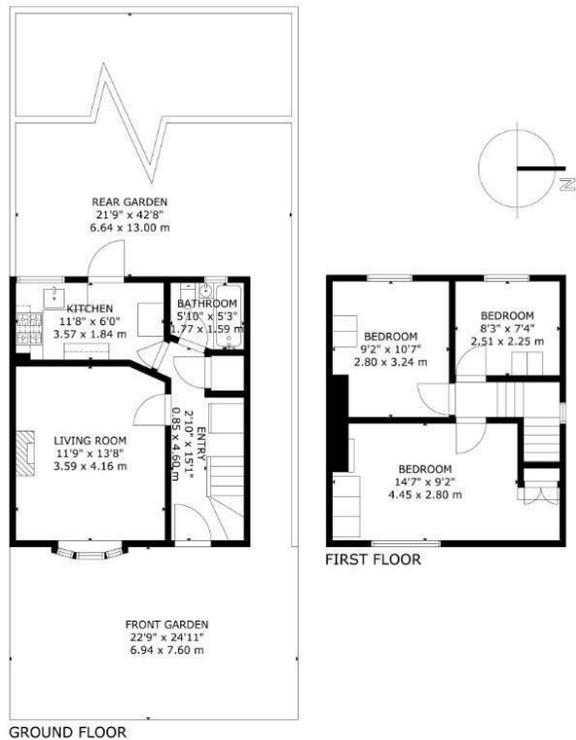
Living Room  
13'8 x 11'9

Bedroom One  
14'7 x 9'2

Garden  
approx 42

Kitchen  
11'8 x 6'0

Bedroom Two  
10'7 x 9'2



GROSS INTERNAL AREA  
 TOTAL: 60 m<sup>2</sup>/731 sq ft  
 GROUND FLOOR: 34 m<sup>2</sup>/558 sq ft, FIRST FLOOR: 24 m<sup>2</sup>/263 sq ft  
 EXCLUDED AREA: REAR GARDEN: 81 m<sup>2</sup>/908 sq ft, FRONT GARDEN: 50 m<sup>2</sup>/539 sq ft  
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



### Viewings

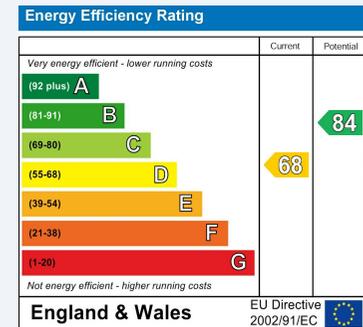
Please contact [chadwell.heath@hunters.com](mailto:chadwell.heath@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### 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.



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.



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