



## Academy Way, , Dagenham, RM8 2FE

- SPACIOUS DUPLEX FLAT
- LARGE PRIVATE GARDEN & BALCONY
- DOUBLE GLAZED
- OPEN PLAN KITCHEN LOUNGE
- CHAIN FREE
- THREE BEDROOMS
- ALLOCATED GATED PARKING
- CENTRAL HEATED
- TWO BATHROOMS (1 ENSUITE)
- CALL NOW TO VIEW

Asking Price £330,000

**HUNTERS®**  
HERE TO GET *you* THERE

# Academy Way, , Dagenham, RM8 2FE

## DESCRIPTION

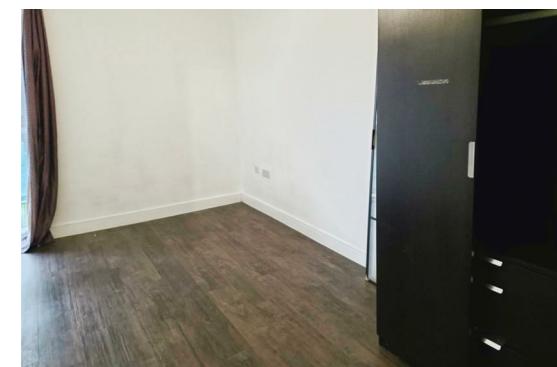
Welcome to this impressive three-bedroom duplex flat located at Academy Way, Dagenham. Spanning an ample 990 square feet, this modern residence was built in 2011 and offers a perfect blend of comfort and style.

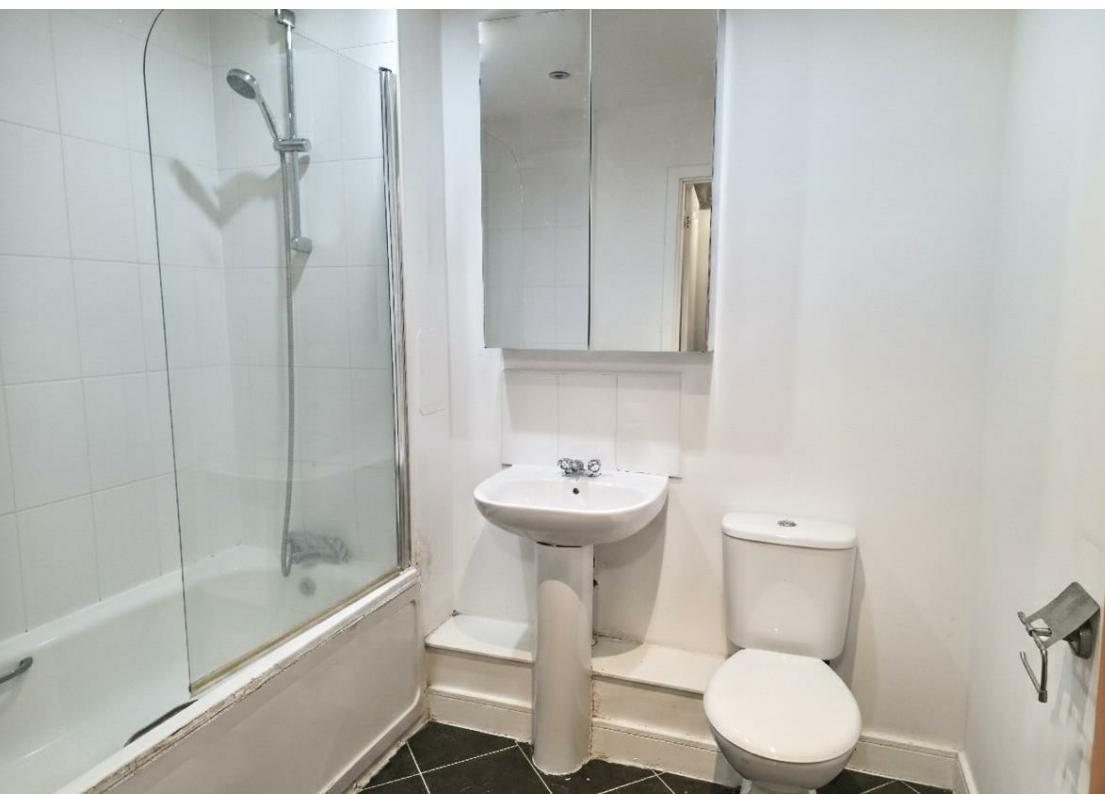
As you enter, you will be greeted by a spacious open-plan kitchen and lounge area, ideal for both entertaining guests and enjoying quiet evenings at home. The layout is designed to maximize space and light, creating a warm and inviting atmosphere throughout. The property features three well-proportioned bedrooms, including a master suite with an ensuite bathroom, providing a private retreat for relaxation.

In addition to the ensuite, there is a second bathroom, ensuring convenience for family and guests alike. The flat also benefits from allocated gated parking, adding an extra layer of security and ease to your living experience.

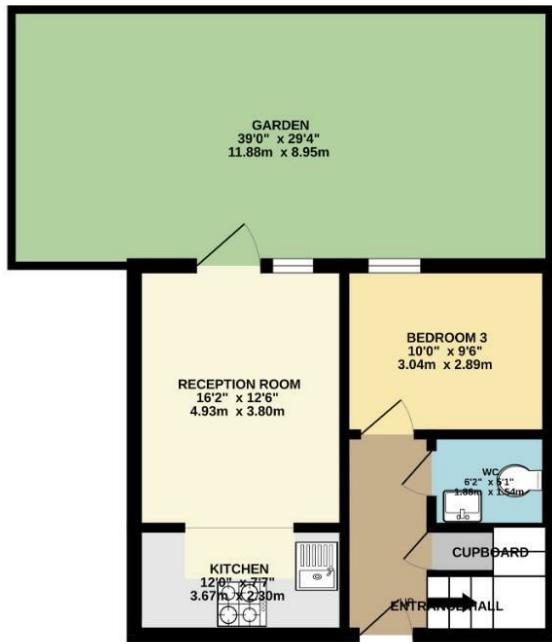
Situated in a premium residential location, this property is perfect for those seeking a vibrant community with excellent amenities nearby. With no onward chain, this flat is ready for you to move in and make it your own.

Do not miss the opportunity to view this delightful home; it truly is a gem in Dagenham.

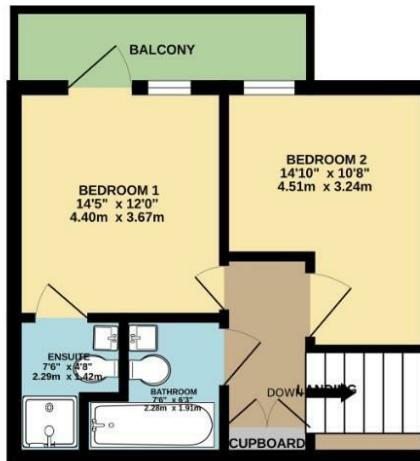




## GROUND FLOOR



## 1ST FLOOR



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.

**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>	80	80
(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			
England & Wales		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.