



## Patrick Crescent, , Dagenham, RM8 1EU

- THREE BEDROOM
- TWO BATHROOMS
- OFF STREET PARKING
- MUCH SOUGHT AFTER LOCATION
- EASY ACCESS TO CHADWELL HEATH STATION
- MID TERRACE HOUSE
- GROUND FLOOR W.C.
- CHAIN FREE
- IDEAL FAMILY HOME
- SOLAR PANELS

**Offers In Excess Of £500,000**



# Patrick Crescent, , Dagenham, RM8 1EU

## DESCRIPTION

Nestled in the desirable location of Patrick Crescent, Dagenham, RM8, this charming three-bedroom mid-terrace house presents an excellent opportunity for both families and investors alike. The property is part of a modern development, ensuring contemporary living in a much sought-after area.

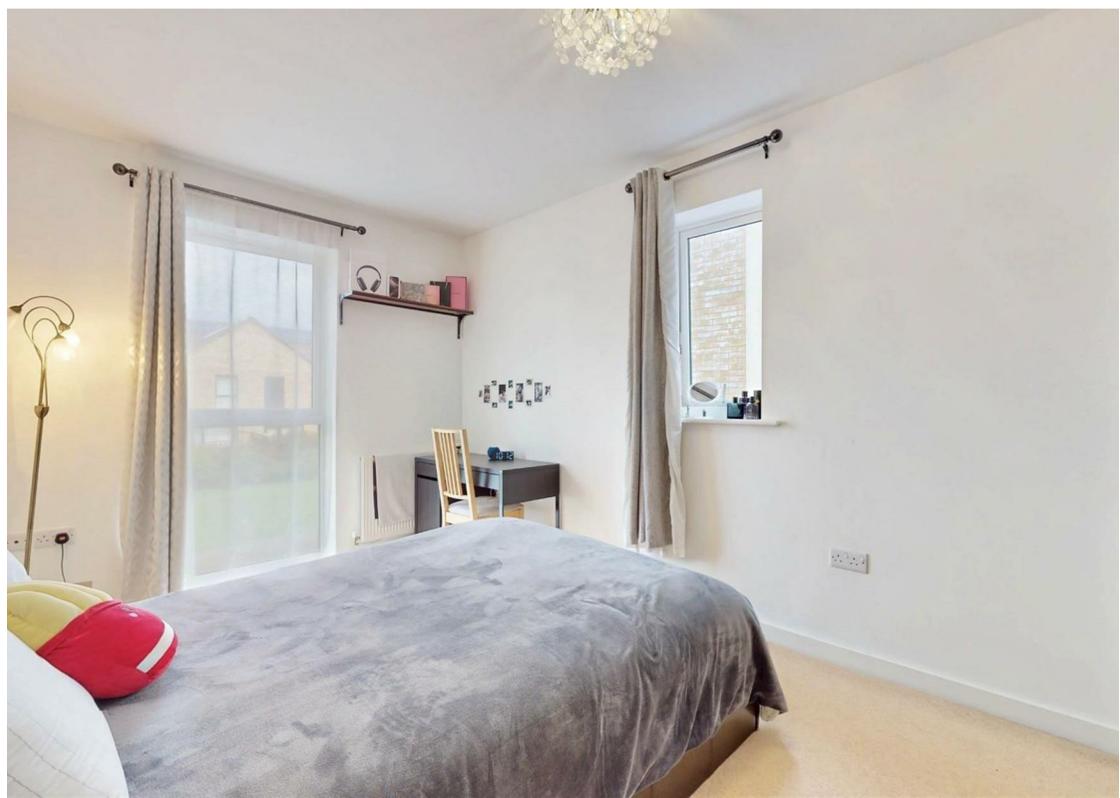
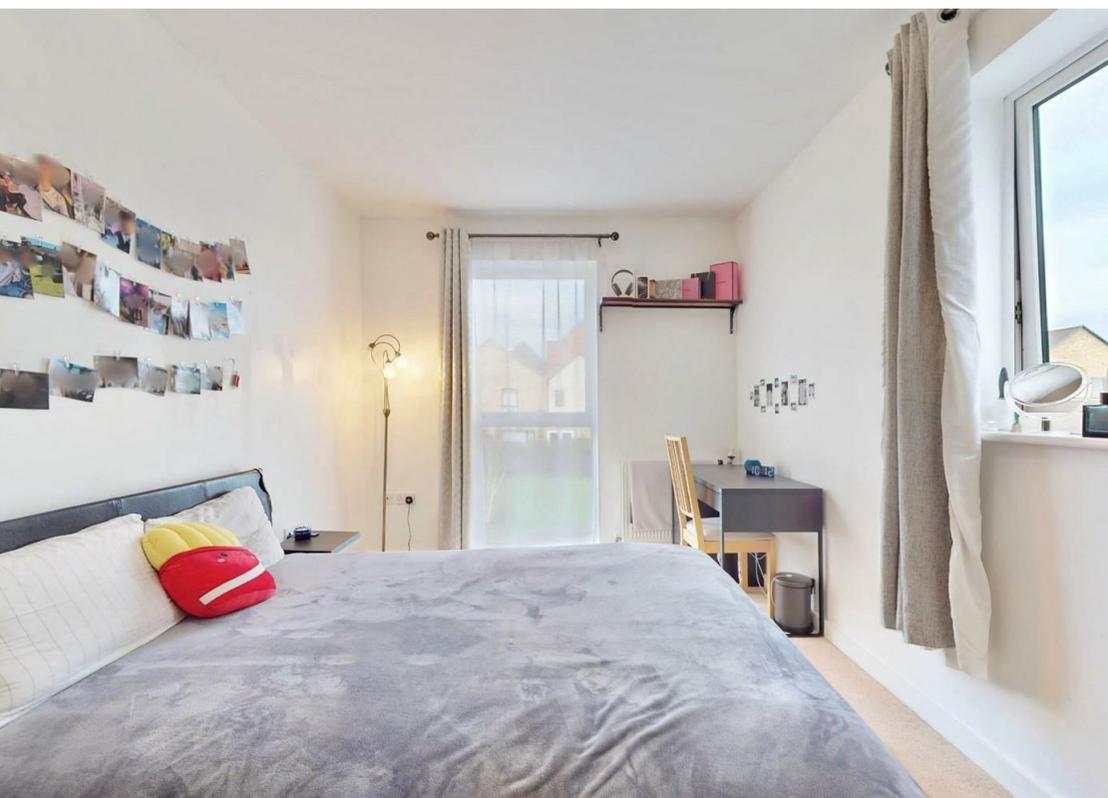
Upon entering, you will find a spacious reception room that provides a welcoming atmosphere, perfect for relaxation or entertaining guests. The house boasts three well-proportioned bedrooms, offering ample space for a growing family or those needing extra room for guests or a home office. With two bathrooms, including a convenient ground floor W.C., morning routines will be a breeze, ensuring comfort and privacy for all residents.

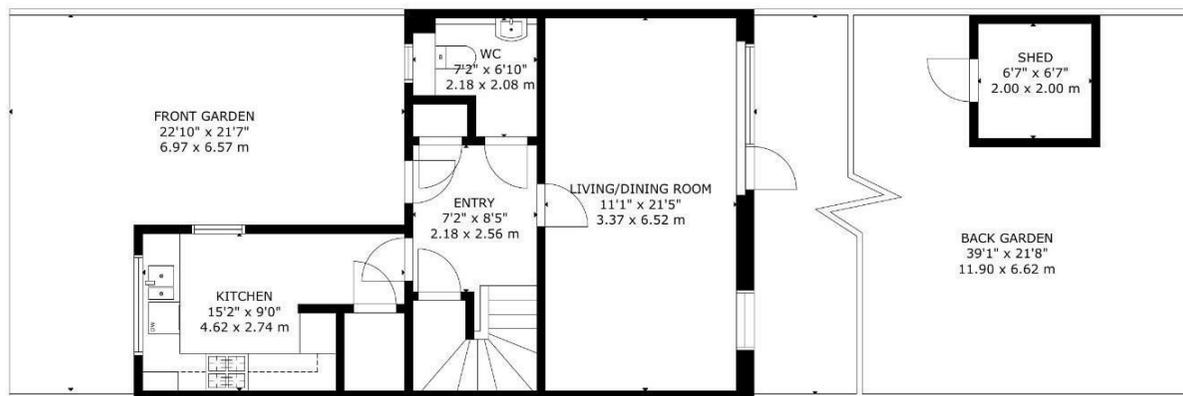
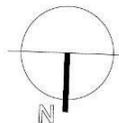
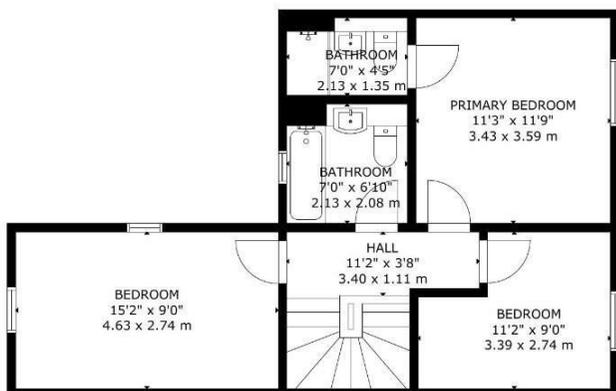
One of the standout features of this property is the off-street parking, accommodating one vehicle, which is a valuable asset in this bustling area. Additionally, the inclusion of solar panels not only enhances energy efficiency but also contributes to lower utility bills, making this home both environmentally friendly and economical.

The location offers easy access to Chadwell Heath Station, providing excellent transport links to London and beyond, making it ideal for commuters. Furthermore, the property is chain-free, allowing for a smooth and straightforward purchasing process.

In summary, this delightful mid-terrace house on Patrick Crescent is a fantastic opportunity for those seeking a modern home in a convenient location. With its ample living space, modern amenities, and excellent transport links, it is sure to attract considerable interest. Do not miss the chance to make this lovely property your new home.







GROSS INTERNAL AREA  
 TOTAL: 111 m<sup>2</sup>/1,197 sq.ft  
 GROUND FLOOR: 56 m<sup>2</sup>/602 sq.ft, FIRST FLOOR: 55 m<sup>2</sup>/595 sq.ft  
 EXCLUDED AREAS: FRONT GARDEN: 32 m<sup>2</sup>/345 sq.ft, BACK GARDEN: 79 m<sup>2</sup>/848 sq.ft, SHED: 4 m<sup>2</sup>/43 sq.ft  
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



### Viewings

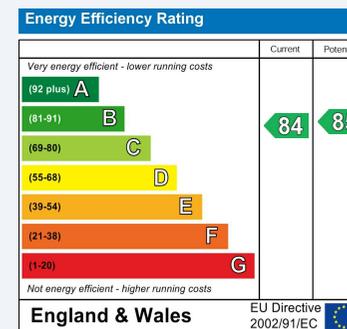
Please contact [chadwell.heath@hunters.com](mailto:chadwell.heath@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### 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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