

**Beresfords** | Est 1968



**Beresfords**

**Offers in the region of £500,000**

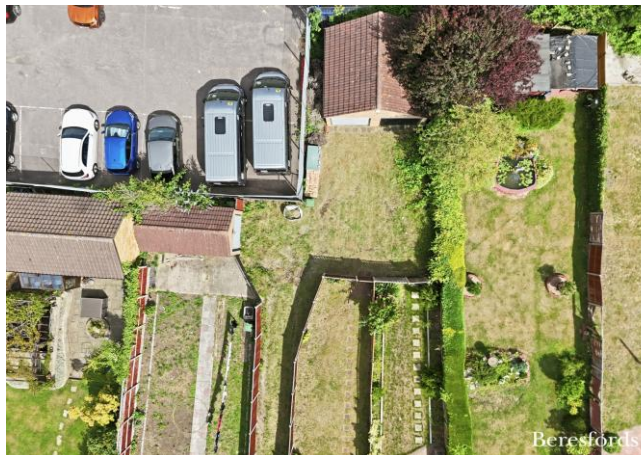
**Freehold | 4 Bed | 3 Bath | House | Semi Detached | Council Tax Band D | EPC D | Ref GPS260119**



# Dagenham Road Romford RM7 0TL

**CHAIN FREE:** Situated on the ever-popular Dagenham Road, this beautifully presented and deceptively spacious three-bedroom semi-detached home with extra loft area space on the second floor. Versatile accommodation arranged across three floors, making it an ideal purchase for growing families seeking generous living space in a convenient location.

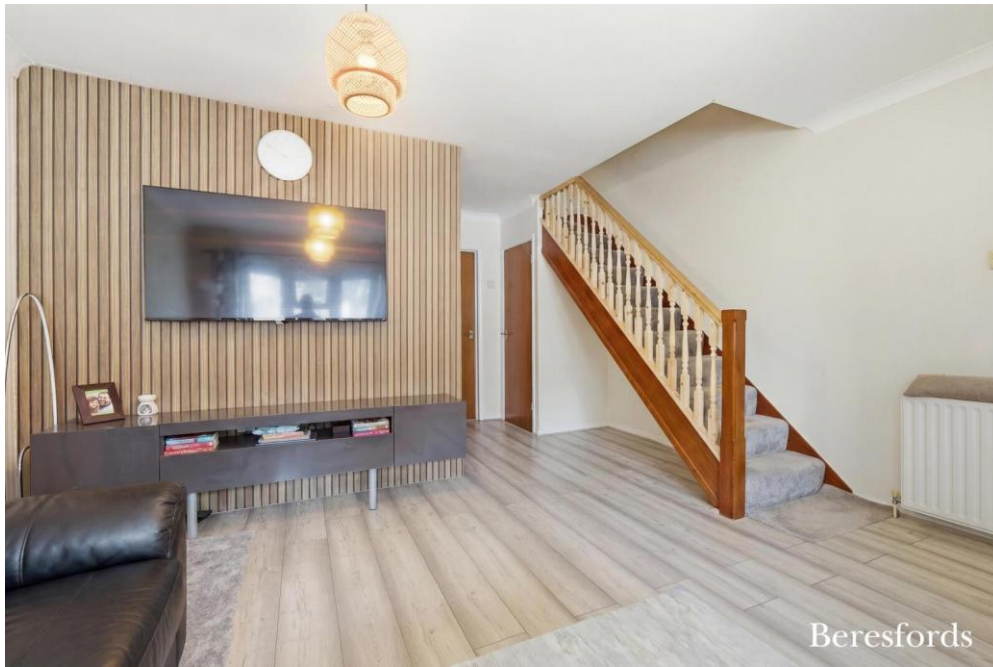
- NO ONWARD CHAIN
- Three Bedroom Semi-Detached Family Home
- Approximately 1,439 Sq. Ft. of Accommodation
- Spacious Living Room with Bay Window
- Kitchen/Dining Room
- Three Contemporary Family Bathrooms
- 2nd Floor with Two Useful Loft Areas
- Garage/Workshop Access Via Side Service Road
- Private Rear Garden
- Convenient For Romford Station, Local Schools and Amenities
- Parking at Front



Scan the QR code for full details and key information on this property.







## Beresfords - Gidea Park Sales

Beresfords Residential  
85 Main Road  
Gidea Park  
Essex  
RM2 5EL

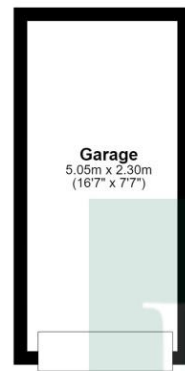
T: 01708 730 255

E: gideaparksalesdept@beresfords.co.uk

[www.beresfords.co.uk](http://www.beresfords.co.uk)

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 86 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 65 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

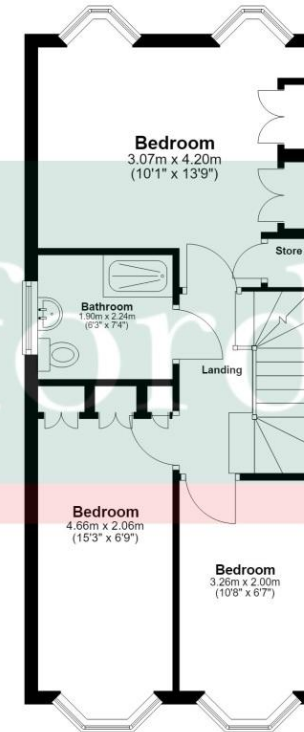
**Outbuilding**  
Approx. 11.6 sq. metres (124.9 sq. feet)



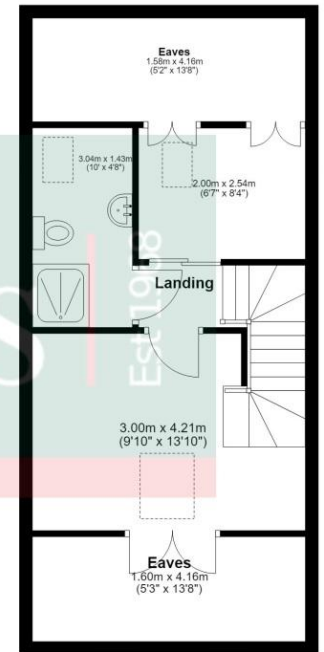
**Ground Floor**  
Approx. 40.9 sq. metres (440.2 sq. feet)



**First Floor**  
Approx. 41.8 sq. metres (449.7 sq. feet)



**Second Floor**  
Approx. 39.4 sq. metres (424.2 sq. feet)



Total area: approx. 133.7 sq. metres (1439.1 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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Plan produced using PlanUp.

**Dagenham Road**

Our established contacts mean that we can recommend professional local conveyancers to buyers. If we do, we may receive a referral fee of up to £250 from the company we recommend.

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