



## WINTERBOURNE ROAD, DAGENHAM

**£1,900 PCM**

A new to market 3 bedroom property, newly painted and with new carpets and underlay throughout the property. The property also comes with a large garden and driveway for off street parking. Early interest and registration is advised.

- Cloakroom
- Double Glazing
- Fitted Bathroom
- Fitted Kitchen
- Garden
- Off-street parking

Winterbourne Road is a mid-terrace residential property located in the Becontree area of Dagenham, within the London Borough of Barking and Dagenham yet very close to Goodmayes. The property is situated on a quiet, well-established street predominantly made up of similar family homes, creating a stable and community-focused environment.

The dwelling is a three-bedroom terraced house, suitable for small to medium-sized families. The surrounding area benefits from a range of local amenities, including shops, healthcare services, and recreational facilities, making it a convenient residential location.

The property is well-connected in terms of public transport:

\*Nearest station: Chadwell Heath railway station

\* Provides direct access to Central London, Stratford, and Heathrow via the Elizabeth Line

This ensures good connectivity for commuters and daily travel.

The property is located at one of the entrances to Goodmayes Park which offers open green areas, a lake, sports facilities, and walking paths

Suitable for recreation and family activities

The property is located close to reputable educational institutions, enhancing its suitability for families: Mayfield School and Robert Clack School are both within close proximity.

Council Tax Band: C

Deposit: £2,538.46

Parking options: Driveway

Garden details: Terrace

Electricity supply: Mains

Heating: Gas Mains


Water supply: Mains

Sewerage: Mains

Accessibility measures: Not suitable for wheelchair users



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>63</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 	

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



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective tenant.