



**Croppath Road  
Dagenham  
Greater London  
RM10**

**Offers In Excess Of £480,000**

**bettermove**

# Croppath Road

## Dagenham

Bettermove are proud to present this 3 bedroom semi-detached house in Dagenham.

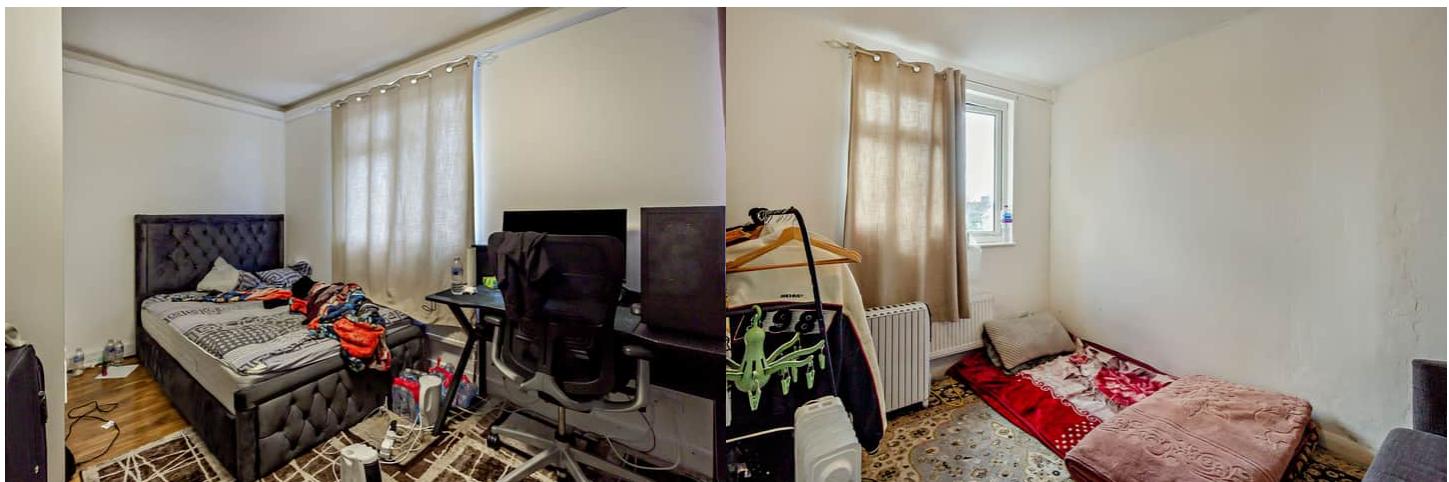
The property benefits from double glazing, and gas central heating throughout, with off street parking available via the driveway.

The council tax band is C.

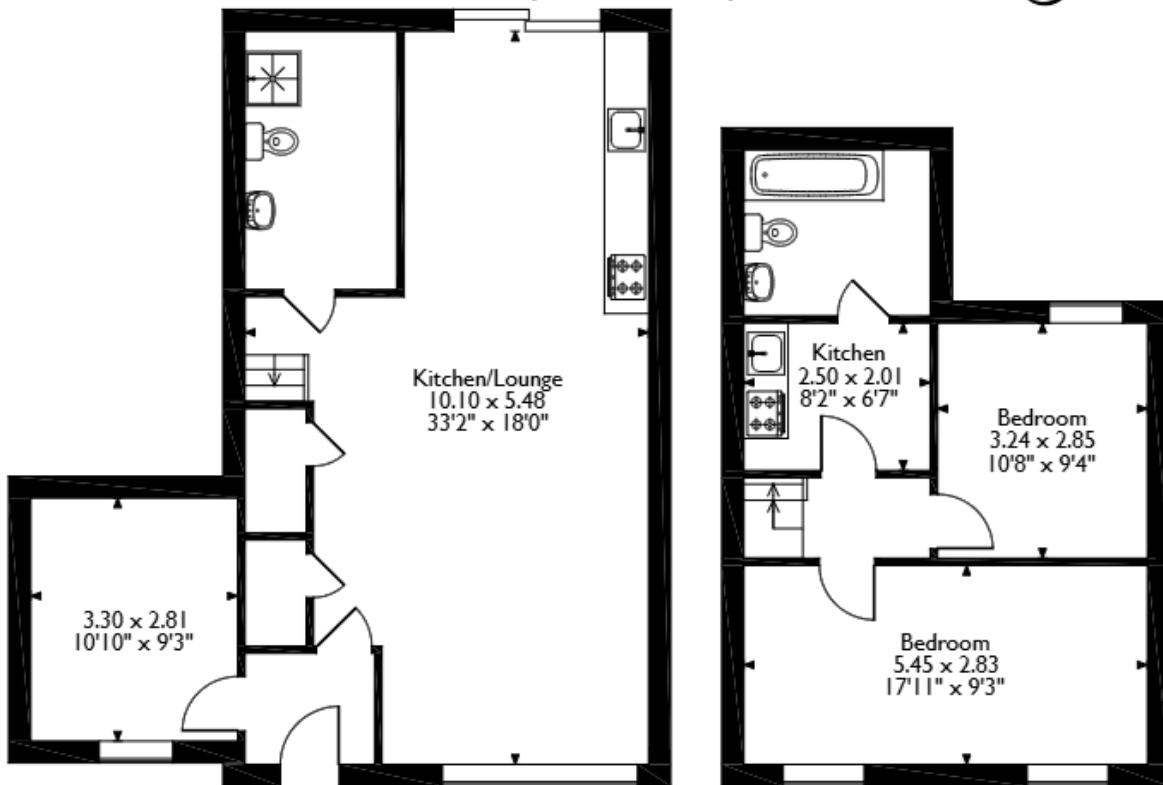
The interior of this well presented property, which has been partially renovated throughout, and comprises a spacious, open plan living/newly fitted kitchen area, modern shower room, and the third bedroom on the ground floor. The first floor consists of two double bedrooms, a second kitchen, and the family bathroom. The exterior boasts a private rear garden, perfect for enjoying the summer months.

Located in the popular town of Dagenham, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Dagenham Heathway Station, a variety of local bus routes, and quick access to the M25.

This exciting opportunity should not be missed. All enquiries can be made through Bettermove.



Croppath Road, Dagenham  
Approximate Gross Internal Area  
104 Sq M/1120 Sq Ft



**Ground Floor**

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

**First Floor**

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>	67	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	63	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



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