



## ROOM 1 ROYAL ANGLIAN WAY, DAGENHAM

### £700 PCM

Room to let in Licensed HMO with ensuite Private Shower room and toilet. Inclusive of all bill and council tax. The property is a 6 Bed 4 Bath located minutes from Robert Clack High school and Asda Chadwell Heath. Situated just off Whalebone lane south.

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Council Tax Band: included in rent

Deposit: £700

Parking options: Off Street, On Street

Garden details: Private Garden

Electricity supply: Mains

Heating: Gas Mains

Water supply: Mains

Sewerage: Mains

Accessibility measures: Not suitable for wheelchair users

### **Kitchen**

w: 3.86m x l: 3.78m (w: 12' 8" x l: 12' 5")

### **Dining**

w: 3.56m x l: 2.72m (w: 11' 8" x l: 8' 11")

### **Living room**

w: 4.7m x l: 3.02m (w: 15' 5" x l: 9' 11")

### **Bathroom**

w: 2.39m x l: 2.19m (w: 7' 10" x l: 7' 2")

### **Bedroom 1**

w: 3.56m x l: 3.12m (w: 11' 8" x l: 10' 3")

### **Bedroom 2**

w: 2.92m x l: 2.72m (w: 9' 7" x l: 8' 11")

### **Bedroom 3**

w: 4.5m x l: 1.98m (w: 14' 9" x l: 6' 6")

### **Bathroom**

w: 2.01m x l: 1.6m (w: 6' 7" x l: 5' 3")

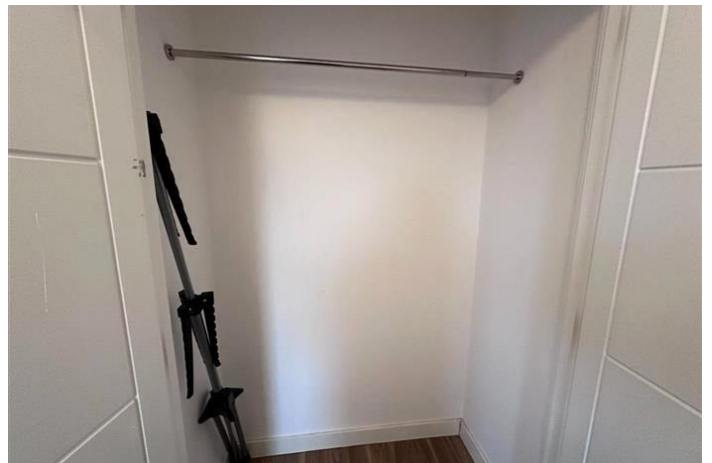
### **Bedroom 4**

w: 4.65m x l: 2.79m (w: 15' 3" x l: 9' 2")

### **En-suite**

w: 2.08m x l: 1.42m (w: 6' 10" x l: 4' 8")





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# Royal Anglian Way, Dagenham, RM8 1AE

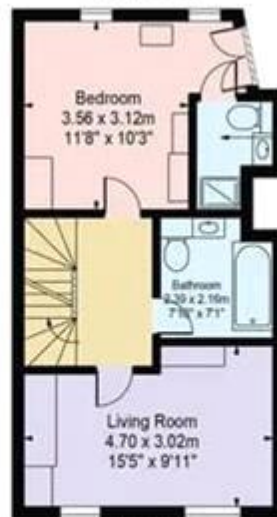
Approx. Gross Internal Area 116.41 Sq M - 1253 Sq Ft  
Approx. External Area Of Garden 59.64 Sq M - 642 Sq Ft  
Approx. Total Area 176.05 Sq M - 1895 Sq Ft



Ground Floor



Second Floor



First Floor

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

| Energy Efficiency Rating                    |   | Current                 | Potential                                                                           |
|---------------------------------------------|---|-------------------------|-------------------------------------------------------------------------------------|
| Very energy efficient - lower running costs |   | 92                      |                                                                                     |
| (92-)                                       | A |                         |                                                                                     |
| (81-91)                                     | B |                         |                                                                                     |
| (69-80)                                     | C |                         |                                                                                     |
| (55-68)                                     | D |                         |                                                                                     |
| (39-54)                                     | E |                         |                                                                                     |
| (21-38)                                     | F |                         |                                                                                     |
| (1-20)                                      | G |                         |                                                                                     |
| Not energy efficient - higher running costs |   |                         |                                                                                     |
| England & Wales                             |   | 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.