



TOTAL FLOOR AREA: 882.64 sq. ft. (82.0 sq. m.) approx.

While every attempt has been made to ensure the accuracy of the figures contained herein, measurements of doors, windows, floors and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used as a guide to the prospective purchaser. The purchaser is advised to obtain their own measurements and to verify the accuracy of the information provided. The purchaser is advised to obtain their own measurements and to verify the accuracy of the information provided.

Council: Redbridge | Council Tax Band: C | Floor Area: 882.64 sq ft

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) 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 Agent has not tested any apparatus ,equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

References to the tenure of a property are based on information supplied by the seller. The agent has not had the sight of the title documents. A buyer is advised to obtain verification from their solicitors.

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Longbridge Road, Barking, IG11 9DA
Offers In Excess Of £500,000 Freehold

Bedrooms: 3 | Reception Rooms: 2 | Bathrooms: 1



Request a Viewing: **020 8989 0011**

Email: **wanstead@wearechurchills.co.uk**



Churchill Estates are pleased to bring to market this spacious three bedroom semi-detached home, offering flexible and well proportioned living accommodation throughout.

Downstairs you'll find two generous reception rooms. The front reception features a charming bay window that floods the room with natural light and wooden sliding doors that open into the second reception, allowing for open plan living or separate entertaining spaces. The kitchen is located at the rear of the property and similarly to the rear reception provides direct access to the garden creating an ideal flow for family life and outdoor dining.

Upstairs the property offers three well sized bedrooms. The main bedroom benefits from two built in wardrobes, providing excellent storage space. A modern fully tiled shower room is complemented by a separate WC and a window on the landing allows natural light to brighten the level.

Outside the home boasts a generous west-facing rear garden measuring approximately 50-60 ft in length perfect for relaxing, entertaining or future extension. The garden benefits from side access and includes an external storage cupboard and outside toilet adding to the property's functionality. To the front of the property a paved driveway offers off-street parking for residents and visitors.

Situated just 0.6 miles from Upney Underground Station (District Line) and 1 mile from Barking Station (Underground, Overground, and National Rail) coupled with a bus stop nearby, this property is ideally placed for commuters.

Local schools such as Ripple Primary School (0.3 miles), Eastbury Community School (0.4 miles), and Barking Abbey School (0.9 miles) are within close proximity ideal for young families. Mayesbrook Park is also nearby, a 43-hectare park with lakes, sports pitches, athletic track, tennis courts and and nature trails

For more information or to arrange an appointment to view please contact the office at your earliest convenience to avoid disappointment.