



Westrow Drive, Barking, IG11 9BP

Offers In Excess Of £700,000



* END TERRACE 5 BED FAMILY HOME CLOSE TO TUBE WITH 120FT GARDEN OVERLOOKING PARK **

* VIRTUAL TOUR ONLINE *

OC Homes are delighted to offer to the sales market this well-presented five-bedroom end of terrace house with garage and off street parking, situated in a sought-after location on Westrow Drive in the ever-popular Leftley Estate, Barking, IG11. It is within short walking distance to Upney Tube Station and boasts lots of local amenities. The property is a well maintained family home with almost 1800 sq ft of living accommodation, a beautiful 120 ft rear garden overlooking Mayesbrook Park, and the potential to further improve the property with scope for rear and side extensions and loft conversion (STPP).

The accommodation comprises; Ground Floor - entrance hallway, double reception room, kitchen, dining room, ground floor shower room, and a well presented 120 ft rear garden. The first floor has five bedrooms, family bathroom with separate w/c, and access to ample loft space with the potential for future conversion (STPP). Externally there is off street parking to the front as well as access to a garage, with the larger than average garden backing onto the park at the rear.

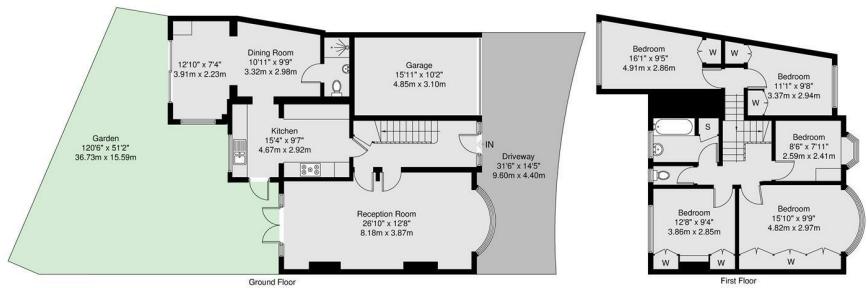
Situated off Upney Lane, the property is within walking distance to Upney Tube Station, allowing easy access to into the City and Canary Wharf. There are a number of local amenities within walking distance including a choice of bars, restaurants, and shops as well as some excellent local schools and a number of local parks, including the popular Mayesbrook Park. The property is an ideal family home in a sought after location, with scope to further develop and sure to attract a lot of interest. To arrange a viewing please call the OC Homes Sales team.

- LOVELY FAMILY HOME OVER 1750 SQ FT
- 120 FT REAR GARDEN
- BACKING ONTO MAYESBROOK PARK
- SOUGHT AFTER LEFTLEY ESTATE
- EXCELLENT TRANSPORT LINKS
- GARAGE & OFF STREET PARKING
- POTENTIAL TO DEVELOP FURTHER
- LOTS OF LOCAL AMENITIES

Viewing

Please contact our OC Homes Leyton Office on 02085561212 if you wish to arrange a viewing appointment for this property or require further information.





GROSS INTERNAL AREA (GIA)
 The footprint of the property
 163.9 sq m / 1764 sq ft

TOTAL STORAGE SPACE
 Storage and wardrobes total area
 5.5 sq m / 59 sq ft

EXTERNAL STRUCTURAL FEATURES
 Garden, Balcony, Terraces, Verandah etc.
 452.9 sq m / 4875 sq ft

RESTRICTED HEAD HEIGHT
 Limited use area under 1.5m
 0.08sq m / 0.0 sq ft

Disclaimer : Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

Maison
VUE



Energy Efficiency Rating	
Very energy efficient - lower running costs (F2 plus)	A
(B1-B1)	B
(B9-B0)	C
(S5-S4)	D
(S9-S8)	E
(Z1-Z8)	F
(T1-T0)	G
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Very environmentally friendly - lower CO ₂ emissions (F2 plus)	A
(B1-B1)	B
(B9-B0)	C
(S5-S4)	D
(S9-S8)	E
(Z1-Z8)	F
(T1-T0)	G
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.