



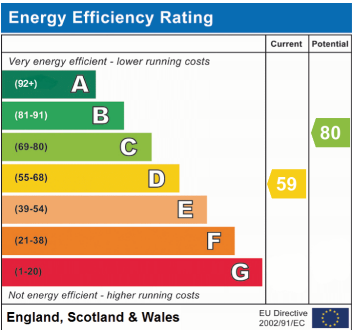
## Sherwood Gardens, Barking. IG11 9TH.



PRICE  
£525,000  
To  
£550,000

### Transport Information

Barking Station for the District, Hammersmith & City lines plus the C2C line is just 7 minutes walk away at 0.3 miles, with a plethora of bus routes too.



These particulars are only a general outline for the guidance of intending purchasers or lessees and do not constitute in whole or in part an offer or a Contract. Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement.

### What's next?

If you are interested in viewing this property or putting in an offer please call the office on 02084705252.

We are based just two doors down from East Ham Station.

- End of Terrace House
- Two Reception Rooms
- Three Bedrooms
- 0.3 Miles to Barking Station
- Galley Style / Double Length Garage plus Driveway







## Sherwood Gardens, Barking. IG11 9TH.

Guide Price: £525,000 to £550,000 F/H

Please be aware this is a sale by tender property and the prospective purchaser may have to pay an Introduction Fee to Aston Fox and viewings are strictly by appointment ONLY.

Location, Location, Location!

You won't want to look any further than this spacious and large family home, located within walking distance of Barking Station and Barking town centre for local amenities.

The property internally boasts of two spacious reception rooms, the second leads into the conservatory which also hosts the downstairs shower room and an internal door to the garage. Then you also have the modern fitted kitchen and lean-to area which leads out to the garden.

Upstairs, you have the large and bright family bathroom, the primary bedroom has a bay window and built in storage, the second bedroom is another very large double with more built-in storage and the third is a good-sized single room.

To the side of the property there is a double length / galley garage, plus driveway, and to the rear a spacious paved and well-stocked garden.

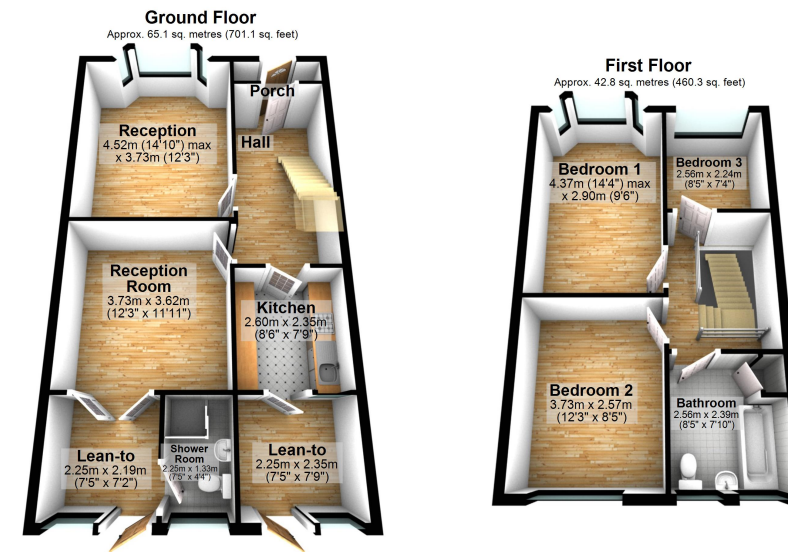
Close to the home there are plenty of primary and secondary schools all highly rated by Ofstead. Then in addition the transport links are fantastic with an abundance of buses in the area, Barking Station being a 7-minute walk away and A406 and A13 only a short drive.

So don't delay, pick up the phone and book your space!

Council Tax Band: E  
Council: Barking & Dagenham  
Maximum Council Tax Fee Payable: £2,564.40

What the owner says...

This has been a lovely home for me, the area is great with all the shops and station being just round the corner.



Sherwood Gardens



## Accommodation

### Reception One

14' 10" x 12' 3" (4.52m x 3.73m)

### Reception Two

12' 3" x 11' 11" (3.73m x 3.63m)

### Lean-To

7' 5" x 7' 2" (2.26m x 2.18m)

### Shower Room

6' 11" x 3' 7" (2.11m x 1.09m)

### Kitchen

8' 6" x 7' 4" (2.59m x 2.24m)

### Lean-To

7' 2" x 7' 1" (2.18m x 2.16m)

### Garden

50' (15.24m)

### Garage One

12' 7" x 8' 5" (3.84m x 2.57m)

### Garage Two

17' 5" x 8' 5" (5.31m x 2.57m)

### First Floor

#### Bedroom One

14' 4" x 9' 6" (4.37m x 2.90m)

#### Bedroom Two

12' 1" x 8' 5" (3.68m x 2.57m)

#### Bedroom Three

8' 5" x 7' 0" (2.57m x 2.13m)

### Bathroom

8' 5" x 7' 10" (2.57m x 2.39m)