



Transport Information

0.3 miles to Barking Station for the Overground and District and Hammersmith & City Lines which is 7-8 minute walk away with a plethora of bus routes nearby.

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.

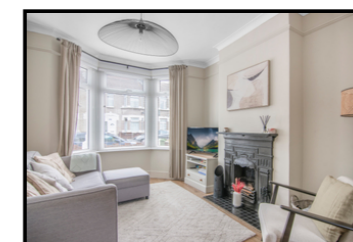
We are based just two doors down from East Ham Station.

135 St Awdrys Road, Barking. IG11 7QE.



PRICE
£425,000
To
£450,000

- Two Bedroom Mid-Terraced House
- Stunning Condition Throughout
- Landscaped Garden
- Unbeatable Location





135 St Awdrys Road, Barking. IG11 7QE.

Guide Price: £425,000 to £450,000 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.

Located less than five minutes' walk from Barking town centre shops and market and the picturesque Barking Park, is this two-bedroom family house.

The property is in excellent decorative condition throughout and combines the convenience of modern facilities with stunning original features. It comprises of a lounge, dining room and beautiful neutral modern kitchen. To the first floor there are the two double bedrooms and family bathroom with the benefit of both shower and bath. Externally the property has a lawned garden with patio area and also benefits from residents on street parking to the front.

Barking station provides excellent transport services into central London and beyond. It is served by the District and Hammersmith and City tube lines, the Overground to Gospel Oak and c2c rail via Basildon to the beaches, shops and Grammar schools in Leigh-on-sea, Westcliff- and Southend-on-Sea. There are also comprehensive bus services and good local schools.

The property is a short walk from a wide range of national and independent shops, as well as Vicarage Field shopping centre, a vibrant market and all major banks. It also enjoys the recently opened Abbey Leisure Centre, with swimming pools, gym and spa. Barking is benefiting from a multi-million-pound regeneration scheme and so is an up-and-coming area for all members of the family.

Viewing is advised of this outstanding property that will sell quickly call now to save disappointment.

Council Tax Band: C

Council: Barking & Dagenham

Maximum Council Tax Fee Payable: £1,780.22

What the owner says...

What a great home this has been for us, the location is unbeatable with Barking Station being so close yet we're tucked away.



Accommodation

Reception One

12' 11" x 10' 8" (3.94m x 3.25m)

Reception Two / Dining Room

11' 3" x 11' 0" (3.43m x 3.35m)

Kitchen

10' 1" x 9' 1" (3.07m x 2.77m)

Garden

33' 9" (10.29m)

1st Floor

Bedroom One

12' 3" x 10' 7" (3.73m x 3.23m)

Bedroom Two

11' 4" x 8' 6" (3.45m x 2.59m)

Bathroom

10' 1" x 9' 2" (3.07m x 2.79m)

