



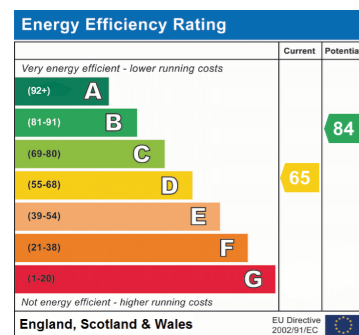
## Lambourne Road, Barking. IG11 9PR.



PRICE  
£400,000  
To  
£425,000

### Transport Information

Upney Station for the District Line is 0.3 miles 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.

- End of Terrace House
- Driveway for Two Cars
- Two Double Bedrooms
- 60ft Rear Garden
- Two Reception Rooms
- Close to Upney Station





## Lambourne Road, Barking. IG11 9PR.

Guide Price: £400,000 to £425,000 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.

Are you looking for somewhere to just literally unpack your bags and move straight in? This is it! Located just round the corner from Upney Station, is this stunning two-bedroom family house.

Off the entrance hall you have the first of the reception rooms (currently being used as an additional bedroom), then straight ahead is the larger reception room which leads to the kitchen / diner with doors out to the garden. To the first floor there are the two double bedrooms and modern family bathroom. Externally the property has an extensive garden with patio area which benefits from the sunshine all day long and is the ideal space for children to run off some steam and also has side access! Finishing off this great home, the driveway provides off street parking for two cars.

The location of the property is perfect for transport links, Upney Station is just around the corner and there are buses running from just around the corner that go to Barking station where you can catch a train on the District, Hammersmith and City and also C2C. Road links are excellent with the A406, A13 and M11 all only short rides away.

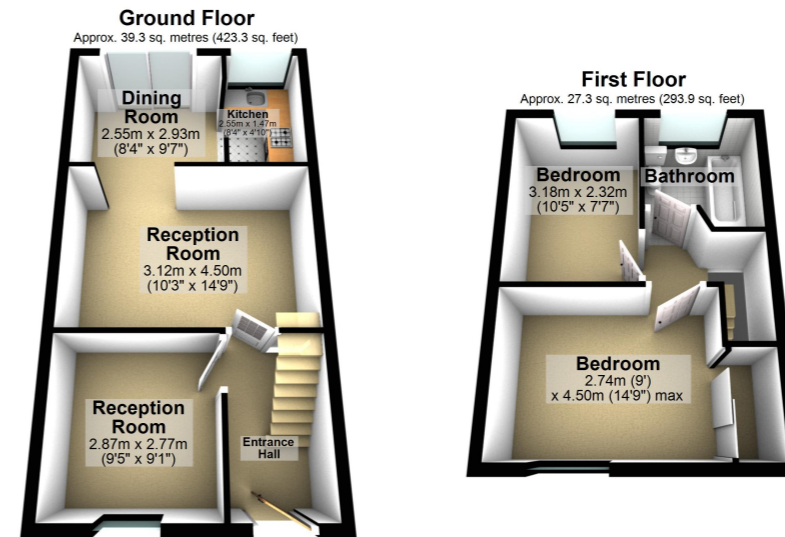
Close by the house there are some local convenience stores all within walking distance, slightly further away is Barking Town Centre where you can find all the big high street brands and the Vicarage Fields shopping centre as well as Asda and Lidl, there is also Tesco and Sainsbury's just along the A13 at Beckton and here you can also visit Galleons Reach retail park where again, all the big brand clothing and retail shops can be found, within close proximity to the home there are Primary and Secondary schools all with good OFSTED reports.

Viewing is advised as this property will sell quickly, so call now to save disappointment.

Council Tax Band: C  
Council: Barking & Dagenham  
196 High Street North East Ham London E6 2JA

### What the owner says...

This home is in such a great location, so close to everything yet it feels really quiet. We've liked having the driveway and the big garden, and the house is deceptively spacious so I know a new family will love it.



Total area: approx. 66.6 sq. metres (717.2 sq. feet)

Photography & Floor Plan produced by Propertypics (07817 559311). Plan and measurements are for guidance only. Plan produced using PlanUp.

### Accommodation

#### Reception One

9' 5" x 9' 1" (2.87m x 2.77m)

#### Reception Two

14' 0" x 10' 4" (4.27m x 3.15m)

#### Kitchen / Diner

14' 1" x 8' 4" (4.29m x 2.54m)

#### Garden

62' 8" (19.10m)

#### 1st Floor

##### Bedroom One

12' 2" x 9' 1" (3.71m x 2.77m)

##### Bedroom Two

10' 7" x 7' 8" (3.23m x 2.34m)

##### Bathroom

7' 7" x 7' 1" (2.31m x 2.16m)

