



16 Kennedy Road, Barking. IG11 7XH.



PRICE
£325,000
To
£350,000

Transport Information

0.8 Miles to Barking Station for the District, Hammersmith & City Lines and the Overground and C2C which is a 4 minute bus ride, or 16 minute walk.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	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, Scotland & Wales		62	83

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.

- Two Bedrooms
- Large Garden
- Great Location for Transport Links
- Freehold





16 Kennedy Road, Barking. IG11 7XH.

Guide Price: £325,000 to £350,000 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.

Great family home, ideal for first time buyers or someone looking to invest.

Located within walking distance of local amenities is this two-bedroom mid-terraced house. The property which is in good condition boasts of a bright and spacious through lounge, fitted kitchen and a ground floor bathroom. To the first floor there are two well-proportioned double bedrooms. Externally there is a rear garden which is easily maintained and a nice outside space for children to play, with the benefit of currently being paved there is no need for a lawn mower, just enjoy the space! There is also a tidy courtyard to the front of the property.

The location of the property is perfect for transport links and there are buses running from just around the corner that go to Barking station. At Barking station you can catch a train on the District, Hammersmith and City and also Overground and 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.

When buying a family home, schooling is obviously an important factor and there are both Primary and Secondary schools close by, mostly with good and excellent Ofsted ratings.

This great home could soon be yours, so pick up the phone and call to book your viewing now!

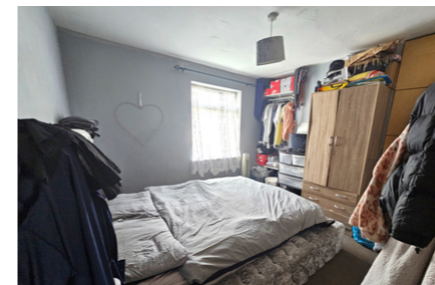
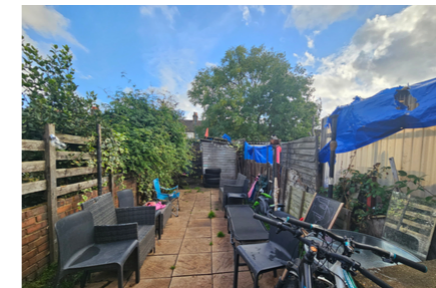
Council Tax Band: C

Council: Barking & Dagenham

196 High Street North, East Ham, London, E6 2JA T 020 8470 5252 F 020 8471 5922 W astonfox.com

What the owner says...

This is a great place to live, you have everything we need around you, it's ideal for a family with the long garden space!



Accommodation

Reception Room

21' 10" x 11' 5" (6.65m x 3.48m)

Kitchen

8' 11" x 6' 6" (2.72m x 1.98m)

Bathroom

6' 9" x 6' 5" (2.035m x 1.96m)

Garden

50' 0" (15.24m)

1st Floor

Bedroom One

10' 6" x 10' 4" (3.20m x 3.15m)

Bedroom Two

10' 8" x 8' 11" (3.25m x 2.72m)