



Transport Information

0.6 Miles to Upney Station for the District Line which is around 10-15 minutes walk with a plethora of buses nearby.

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.

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.

30 Woodbridge Road, Barking. IG11 9ER.



PRICE
£625,000
To
£650,000

- End of Terrace House
- Four Bedrooms
- Large Rear Garden
- Driveway for 2-3 Cars





30 Woodbridge Road, Barking. IG11 9ER.

Guide Price: £625,000 to £650,000 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.

Family home with room to grow! Located on the ever-popular Leftley Estate and within close distance of Barking Town centre is this beautiful four-bedroom end of terrace family home.

The property has been modernised and decorated throughout and boasts of two spacious reception rooms, one being a through-lounge to dining room and a family room, plus a modern fitted kitchen overlooking the rear garden. To the first floor of the property there are four sizeable bedrooms all well decorated and a fully fitted family bathroom with an additional separate w/c which is ideal in a busy household. Due to being end of terrace, externally the property large rear garden which has the potential to be a stunning place in the summer months, a garage that is accessed via the rear and to the front there is a drive way which can accommodate two cars.

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 C2C. Upney Station is close by giving quick access into London via the District line. Not to mention that you have the vast green spaces of Mayesbrook Park and lakes just round the corner! Road links are excellent with the A406, A13 and M11 all only short rides away.

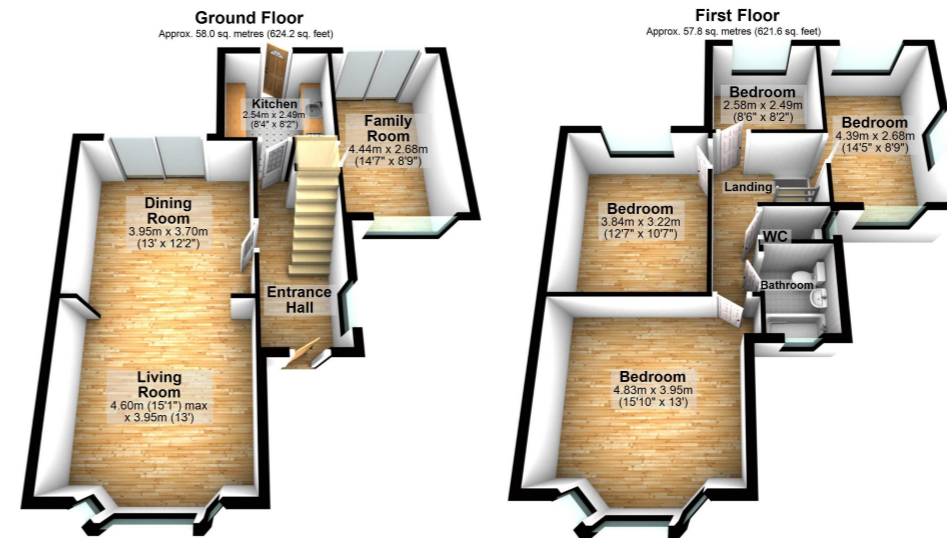
Close by the house there are some local convenience stores all within walking distance, slightly further away is Barking Town Centre where you can find all the big high street brands and the Vicarage fields shopping centre as well as Asda and Lidl, there is also Tesco and Sainsbury's just along the A13 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 delightful home could soon be yours, so pick up the phone and call to book your viewing now!

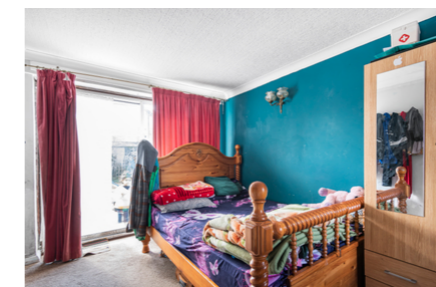
Council Tax Band: E

What the owner says...

This was a great home for filling with all the family, the area is nice with the park just around the corner.



Total area: approx. 115.7 sq. metres (1245.9 sq. feet)
Plan and measurements are for guidance only. Floor plan produced by Propertytics.co.uk.
www.propertytics.co.uk
Plan produced using PlanUp.



Accommodation

Through Lounge to Dining Room

28' 5" x 12' 11" (8.66m x 3.94m)

Kitchen

8' 4" x 8' 3" (2.54m x 2.51m)

Family Room

14' 7" x 8' 9" (4.45m x 2.67m)

Garden

66' (20.12m)

Garage

1st Floor

Bedroom One

15' 10" x 12' 11" (4.83m x 3.94m)

Bedroom Two

10' 3" x 10' 6" (3.12m x 3.20m)

Bedroom Three

8' 5" x 8' 3" (2.57m x 2.51m)

Bedroom Four

14' 9" x 9' 1" (4.50m x 2.77m)

Bathroom

6' 0" x 3' 2" (1.83m x 0.97m)

WIC

5' 3" x 2' 6" (1.60m x 0.76m)