



## Transport Information

0.1 miles to Upney Station for the District Line, and just 1 mile to Barking Station for the District, Hammersmith & City and Overground Lines which is a short bus ride away.

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.

25 The Drive, Upney, Barking, Greater London. IG11 9JE.



PRICE  
£600,000  
To  
£625,000

- Four Bedroom Mid-Terraced House
- Leftley Estate
- Two Bathrooms & Ensuite
- Fantastic Family Home







## 25 The Drive, Upney, Barking, Greater London. IG11 9JE.

Guide Price: £600,000 to £625,000 F/H

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

Located on the ever-popular Leftley Estate and in great condition you'll find this gem of a four bedroom mid-terraced family home.

The property which is spacious and bright throughout boasts of a large through lounge and second reception which leads on to the 'L-shaped kitchen / diner which is neutrally decorated in a clean modern finish with a breakfast bar and there is the added benefit of a w/c shower room off the entrance hall. To the first floor you'll find three bedrooms and a family bathroom, then rising to the second floor is the primary bedroom suite with en-suite and built in storage.

Externally the property has a spacious garden that's full of potential with a raised decking area, lawn and a large outbuilding.

Within close proximity to the home there are Primary and Secondary schools all with good OFSTED reports and transport links are also good with A13, A406, and M11 within a short drive.

For local amenities there are a few local shops close by and Barking Town Centre, with the Vicarage Fields Shopping Centre, which is a mini shopping mall, is a stone's throw away which has all the big High street names as well as big brand shopping centres like Asda. Upney Station is close by giving quick access into London via the District line, and Barking Station is a short hop for the C2C, Overground, and District and Hammersmith & City lines. Not to mention that you have the vast green spaces of Mayesbrook Park and lakes just round the corner!

This excellent property won't hang around, so pick up the phone and call now to book your space!

Council Tax Band: D

Council: Barking & Dagenham

## What the owner says...

We've loved bringing up the family over the years here, there are some great schools nearby plus the amazing park just round the corner. Hoping the next family loves it as much as we have!



## Accommodation

### Reception One

15' 7" x 13' 0" (4.75m x 3.96m)

### Reception Two

13' 7" x 11' 6" (4.14m x 3.51m)

### Kitchen / Diner

18' 9" x 11' 1" (5.71m x 3.38m)

### Shower Room / W/C

6' 10" x 2' 6" (2.08m x 0.76m)

### Garden

37' 2" (11.33m)

### Outbuilding

18' 6" x 9' 7" (5.64m x 2.92m)

### 1st Floor

#### Bedroom Two

15' 7" x 11' 4" (4.75m x 3.45m)

#### Bedroom Three

13' 1" x 10' 5" (3.99m x 3.17m)

#### Bedroom Four

9' 4" x 8' 5" (2.84m x 2.57m)

#### Bathroom

8' 0" x 7' 4" (2.44m x 2.24m)

### 2nd Floor

#### Bedroom One

16' 9" x 9' 9" (5.11m x 2.97m)

#### En-Suite

6' 4" x 5' 5" (1.93m x 1.65m)