



Transport Information

Upney Station for the district line is 0.2 miles away and is around a 6 minute walk.

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.

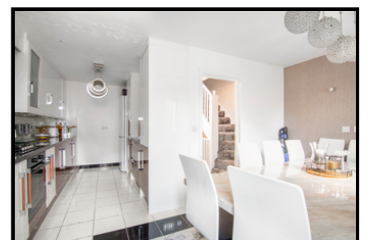
These particulars are only a general outline for the guidance of intending purchasers or lessees and do not constitute in whole or in part an offer or a Contract. Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement.

2 Helmore Road, Barking. IG11 9PH.



PRICE
£575,000
Offers In
Excess
Of
(O.I.E.O)

- **Four Bedroom Townhouse**
- **Two reception rooms**
- **Fantastic Location for Transport and Amenities**
- **Three Bathrooms**





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Guide Price: Offer In Excess Of (O.I.E.O) £575,000 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.

Well-located and in great condition you'll find this gem of a four-bedroom mid-terraced townhouse.

The property which is spacious and bright throughout boasts of a large lounge and a second reception and there is the added benefit of a shower room off the entrance hall. To the first floor you'll find one of the bedrooms and the 'L'-shaped kitchen / diner which is neutrally decorated in a clean modern finish. Then rising to the second floor you have the primary bedroom with ensuite shower room, two additional bedrooms and another shower room.

Externally the property has paved garden that's full of potential and will be a lovely place to have a quiet breakfast or BBQ, plus 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. Slightly further afield for the more in-depth shopping trips, you have Stratford Westfield and Lakeside Thurrock.

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!

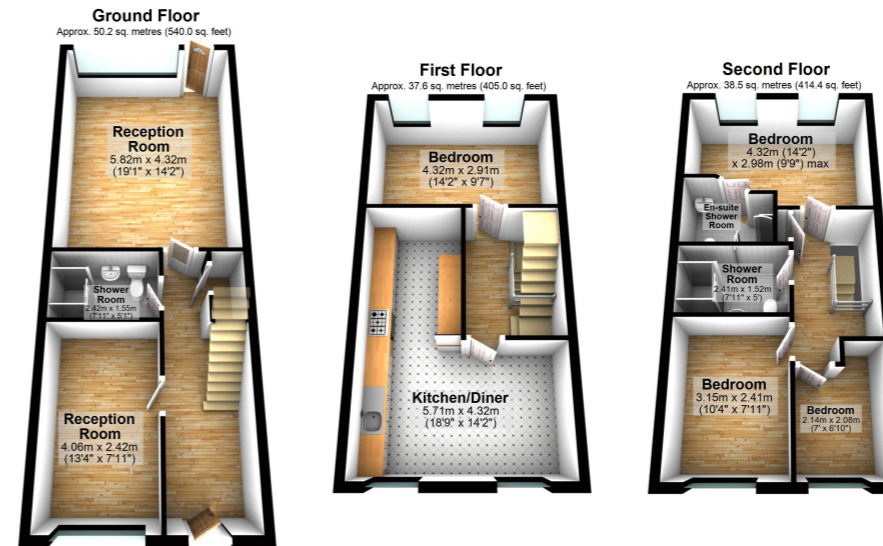
Council Tax Band: F

Council: Barking & Dagenham

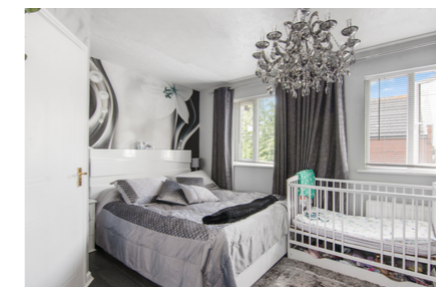
196 High Street North, East Ham, London E6 2JA T 020 8470 5252 F 020 8471 5922 W astonfox.com

What the owner says...

We've loved living here, plenty of room and options for the whole family! Loads of green space close by and the station is just around the corner.



Total area: approx. 126.3 sq. metres (1359.4 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

Lounge

19' 2" x 14' 0" (5.84m x 4.27m)

Shower

7' 2" x 4' 6" (2.18m x 1.37m)

Reception / Study

11' 7" x 7' 11" (3.53m x 2.41m)

Garden

25' (7.62m)

First Floor

Bedroom 2

15' 0" x 9' 7" (4.57m x 2.92m)

Kitchen / Diner

7' 9" < 14' 9" x 18' 9" > 8' 6" (2.36m < 4.50m x 5.71m > 2.59m)

Second Floor

Bedroom 1

13' 3" x 9' 8" (4.04m x 2.95m)

Ensuite

6' 1" x 5' 1" (1.85m x 1.55m)

Family Bathroom

7' 10" x 4' 11" (2.39m x 1.50m)

Bedroom 3

10' 3" x 7' 1" (3.12m x 2.16m)

Bedroom 4

8' 6" x 7' 7" (2.59m x 2.31m)