



Dereham Road, BARKING

FAMILY HOME!! Guide Price £500,000 - £525,000. This three bedroom, terraced house, located in this quiet turning of Longbridge Road benefits from double glazing, gas central heating, two reception rooms, a modern fitted kitchen, three bedrooms, first floor bathroom, separate WC, approximately 70ft rear garden, and offers further potential to extend to the rear and loft subject to planning permission. Located within convenient walking distance to Barking Abbey School, major bus routes into Barking town center and mainline station, Goodmayes station with its Elizabeth Line links. The property is priced to sell, please call our sales team for an appointment to view.

Guide Price £500,000

- THREE BEDROOMS
- TWO RECEPTIONS
- FIRST FLOOR BATHROOM
- FREEHOLD
- COUNCIL TAX - BAND D
- EPC - D

GROUND FLOOR

ENTRANCE

Via double glazed, colour leaded light front door with matching fan and side light, single radiator, powerpoints, picture rail, cupboard downstairs.

RECEPTION ONE

12' 11" to alcove x 14' 11" to bay (3.94m x 4.55m)

Double glazed, colour leaded light round bay window to front, double radiator, powerpoints, telephone point, gas fire with surround.



RECEPTION TWO

12' 0" x 11' 6" TO alcove (3.66m x 3.51m)

Double glazed patio doors to garden, double radiator, gas fire with surround, picture rail, powerpoints.



KITCHEN

8' 3" x 7' 5" (2.51m x 2.26m)

Double glazed door to garden, double glazed picture and casement window to rear, range of eye and base units with rolled topped worktops, stainless steel sink with single drainer and mixer taps, gas hob, double electric, extractor hood, plumbing for washing machine, part tiled walls, wall mounted combination boiler.



FIRST FLOOR

LANDING

Open balustrade staircase, loft access.

BEDROOM ONE

15' 3" to bay x 11' 5" to alcove (4.65m x 3.48m)

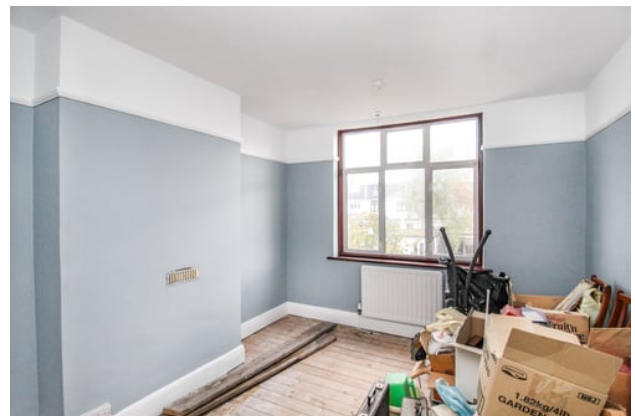
Double glazed, colour leaded light round bay window to front, power points, single radiator, picture rail.



BEDROOM TWO

14' 4" x 10' 5" (4.37m x 3.17m)

Double glazed picture and casement window to rear, single radiator under, powerpoints, picture rail.



BEDROOM THREE

8' 2" x 7' 6" (2.49m x 2.29m)

Double glazed colour leaded light, picture and casement window to front, single radiator under, powerpoints.



WC

Double glazed opaque window to rear, close coupled WC.

BATHROOM

Double glazed opaque picture and casement window to rear, pedestal basin, single radiator, paneled bath with grab rails, mixer taps, shower attachment, tiled walls, airing cupboard.



EXTERIOR

REAR GARDEN

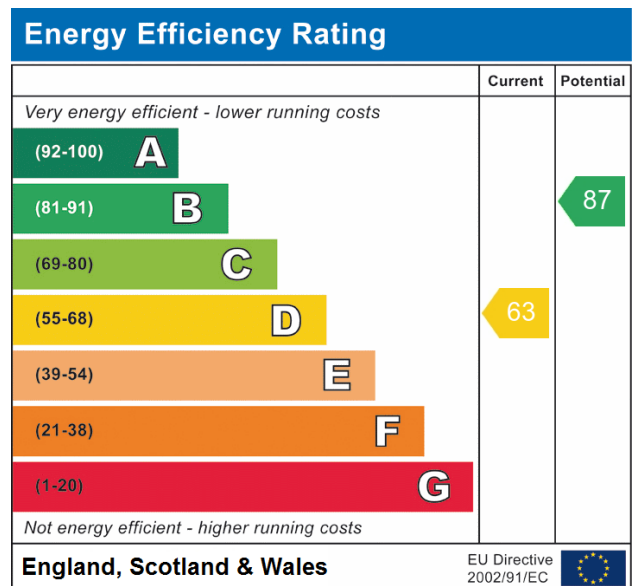
70' 0" (21.34m) Rear patio area, remainder to lawn.



AGENTS NOTE

Our established contacts mean that we are able to recommend professional local conveyancers to buyers. If we do, we may receive a referral fee of up to £150 from the company we recommend.

EPC



What's Next?

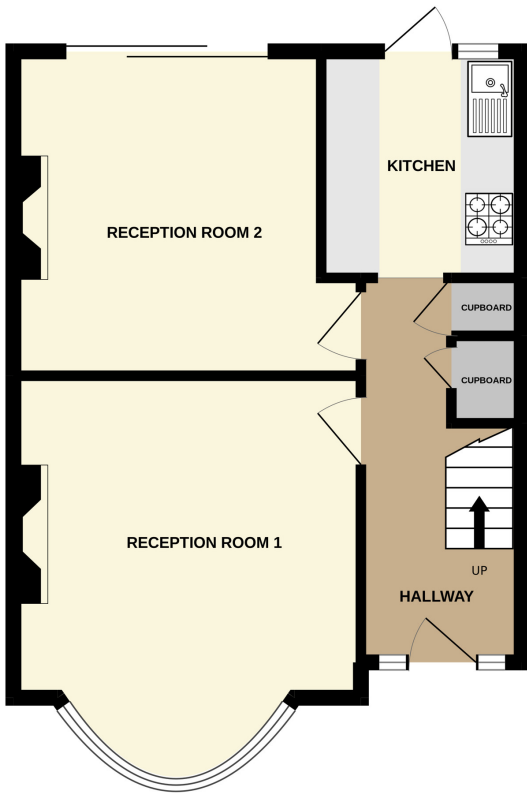
If you would like to view or make an offer please contact Payne & Co on 020 8518 3000

Disclaimer

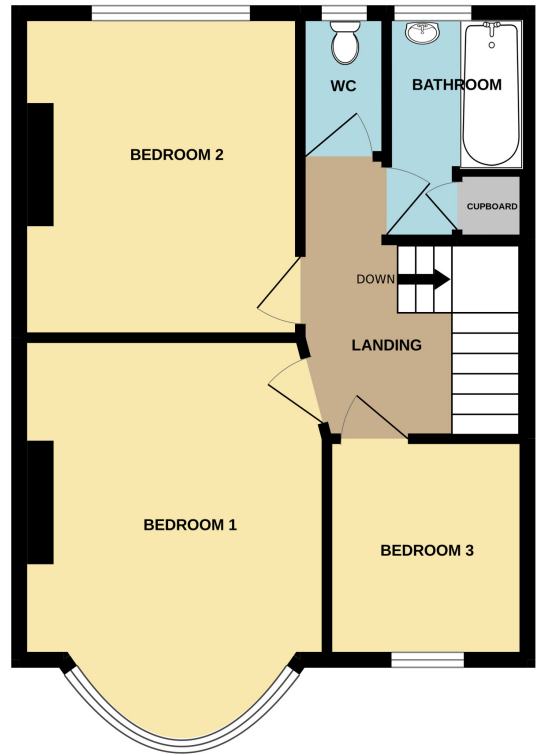
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GROUND FLOOR
456 sq.ft. (42.3 sq.m.) approx.



1ST FLOOR
464 sq.ft. (43.1 sq.m.) approx.



TOTAL FLOOR AREA : 920 sq.ft. (85.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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