



65 Galleons Drive, Barking, Greater London. IG11 0FA.



PRICE
£500,000
To
£525,000

Transport Information

Upney Station is a short 13 minute drive away

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 to 100)	A		
(81 to 91)	B	89	89
(69 to 80)	C		
(56 to 68)	D		
(39 to 54)	E		
(21 to 38)	F		
(1 to 20)	G		
Not energy efficient - higher running costs			
England, Wales & N.Ireland		EU Directive 2002/91/EC	

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.

- Four bedroom Town House
- Allocated Parking Space
- Chain Free
- Superb condition throughout





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Please be aware this is a Sale by Tender property and the prospective purchaser will incur an introductory fee to Aston Fox.

At each individual viewing, we will supply PPE equipment.

Truly stunning executive family living!

Don't hesitate and call today to view this delightful Four bedroom mid terraced family town house ideally located on this quiet development in Barking's ever popular Great Fleet Estate.

The property which is bright, modern and beautifully presented throughout and boasts of a spacious lounge, fitted kitchen/diner, ground floor cloakroom/W/C. Rising to the first floor there are two bedrooms, one of which has an en suite bathroom and there is also the Family bathroom rising to the second floor there are Two further double bedrooms and a stunning family bathroom.

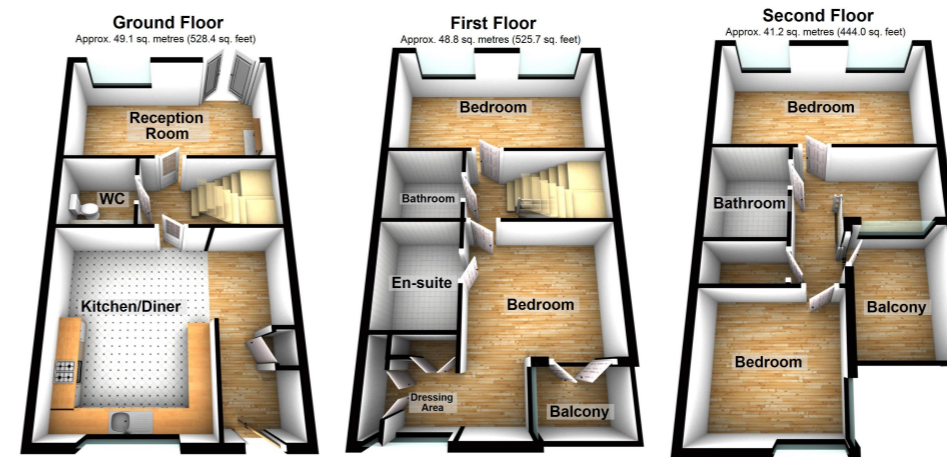
Externally the property has a stunning garden which is beautiful in the summer months and ideal for barbecues, there are also two verandas that are on the first and second floors of the house. There is an allocated parking bay to the front of the house.

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. 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!

What the owner says...



Total area: approx. 139.2 sq. metres (1498.1 sq. feet)
Plan and measurements are for guidance only. Floor plan produced by Propertypics.co.uk.
www.propertypics.co.uk
Plan produced using PlanUp.

**Accommodation
Ground Floor**

Lounge
17' 0" x 10' 0" (5.18m x 3.05m)

Kitchen/Diner
16' 9" x 10' 9" (5.11m x 3.28m)
Narrowing to 15' 9"

WC
6' 0" x 4' 7" (1.83m x 1.40m)

Garden
25' (7.62m)

First Floor

Bedroom 1

Walk in Wardrobe
8' 10" x 5' 4" (2.69m x 1.63m)

Ensuite
6' 6" x 5' 5" (1.98m x 1.65m)

Family Bathroom
17' 0" x 9' 11" (5.18m x 3.02m)

Second Floor

Bedroom 3
17' 0" x 10' 0" (5.18m x 3.05m)

Family Bathroom
6' 8" x 6' 3" (2.03m x 1.91m)

Bedroom 4
10' 8" x 10' 5" (3.25m x 3.17m)

