



Transport Information

0.7 Miles to Barking Riverside for the Overground (Suffragette Line) which is around 18 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.

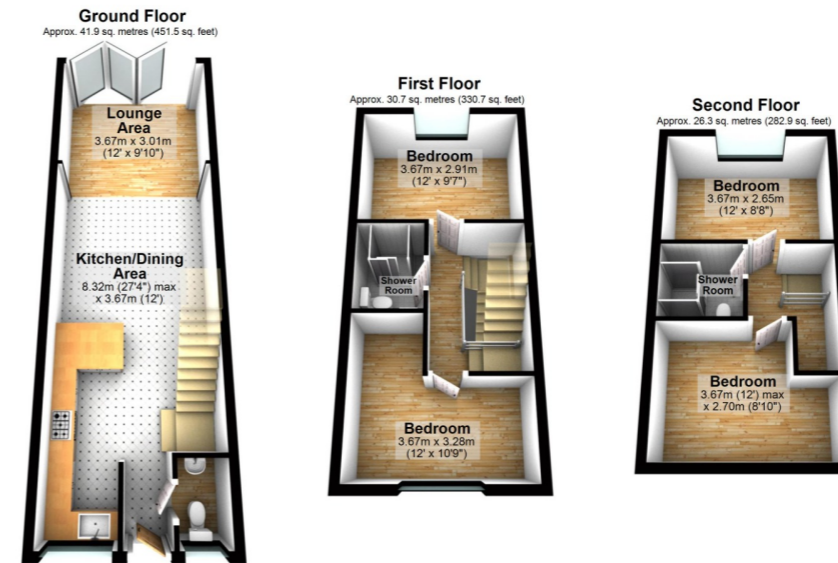
Puffin Close, Barking. IG11 0GT.



PRICE
£450,000
To
£475,000

- Four Bedroom House
- Two Shower Rooms and W/C
- Beautifully Presented
- Allocated Parking
- Great Location for Transport and Amenities





Total area: approx. 99.0 sq. metres (1065.1 sq. feet)
Plan and measurements are for guidance only. Floor plan produced by Propertytics.co.uk.
www.propertytics.co.uk
Plan produced using PlanUp.

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Guide Price: £450,000 to £475,000 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.

You don't want to miss this property!

This spacious four-bedroom property will tick all the boxes and make you smile from the moment you walk through the door. Internally the property has been beautifully maintained and boasts of an expansive open plan lounge with modern fitted kitchen/diner, also on the ground floor is a cloakroom/w.c. To the first floor there are two large bedrooms and a modern shower room, then to the second floor, another two bedrooms with another shower room.

Externally the property has an easily maintained rear garden, ideal for a BBQ and an alfresco bite to eat, and the added benefit of a brick-built outbuilding which has direct access to the allocated parking to the rear.

Being on the Great Fleet estate is a great place to live, it's an ideal location for transport links with the A13 and A406 are only a few minutes' drive away, bus links are frequent and take you to Barking town centre, where you can catch the District, Hammersmith and City lines and the C2C overground into London.

For local amenities there are some local shops and slightly further afield you have an Asda and a Tesco's which are both short drives away, for the shopping sprees and days out you have both Thurrock Lakeside and Stratford Westfield within easy reach, and both have many high street names and high-end shops as well as eateries and activities like the cinema and casino.

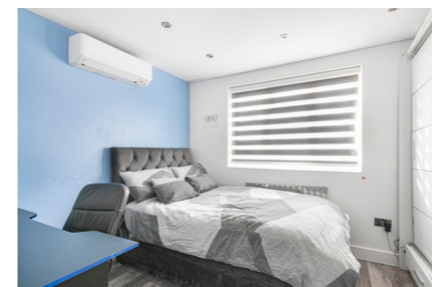
Schooling is good and there are both new and old schools in the area, there are primary and secondary schools within walking distance and they all have good Ofsted ratings.

This beautiful property will sell quickly so call now to book your viewing!

Council Tax Band: C

What the owner says...

This has been a great home for us, just looking for a change of area but I know the new owners will love the area



Accommodation

Reception / Kitchen

38' 8" x 11' 11" (11.79m x 3.63m)

W/C

6' 1" x 2' 11" (1.85m x 0.89m)

Garden

15' 0" x 5' 6" (4.57m x 1.68m)

Outbuilding

8' 10" x 9' 5" (2.69m x 2.87m)

1st Floor

Bedroom One

11' 11" x 9' 6" (3.63m x 2.90m)

Bedroom Two

11' 11" x 9' 7" (3.63m x 2.92m)

Bathroom

7' 4" x 5' 6" (2.24m x 1.68m)

2nd Floor

Bedroom Three

11' 1" x 8' 9" (3.38m x 2.67m)

Bedroom Four

8' 6" x 7' 0" (2.59m x 2.13m)

Shower Room

5' 6" x 3' 4" (1.68m x 1.02m)

