



Park Avenue, Barking
Essex, IG11 8QU

Guide Price: Guide Price £500,000 - £525,000



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Excitingly presenting this exceptional four-bedroom period house, chain-free and strategically positioned in the heart of Barking! Spanning over two floors, this residence boasts versatile living spaces, including a clean and dry cellar perfect for a private home office or gym. The ground floor features a bay-fronted dual-aspect lounge, ground floor WC, fitted kitchen/breakfast area, and an additional reception with direct access to a spacious private rear garden, overlooking Barking Park with convenient side pedestrian access.

On the first floor, the substantial bay-fronted main bedroom spanning the full width of the property. Three additional bedrooms and a three-piece family bathroom complete this charming home.

Conveniently situated for Barking Station, with numerous buses along Longbridge Road, proximity to the lush greens of Barking Park, and easy access to schools and local amenities. Enjoy the abundance of shops, eateries, bars, and restaurants in this vibrant location. Act now to seize this incredible opportunity!



RECEPTION ONE

26'7" into bay x 11'9" narr to 10'3"

Double glazed square bay window to front, carpet flooring, wall mounted radiator.

KITCHENS/DINER

16'3" x 7'8" narr to 7'4" x 4'6"

Range of fitted wall and base units, roll top work surface, sink and drainer, tiled splashback, door leading down to cellar.

RECEPTION TWO

15'1" into bay x 10'11" into recess

Double glazed bay window and door to rear, wood panelling to wall, carpet flooring, wall mounted radiator, wall mounted boiler.

W.C

7'4" x 2'9"

Low level w.c, wash basin.

REAR GARDEN

Mainly laid to lawn with mature shrubs and trees.

FIRST FLOOR

BEDROOM ONE

15'6" x 15' into bay

Double glazed square bay window and further double glazed window to front, carpet flooring, wall mounted radiator, fitted cupboard and shelving.

BEDROOM TWO

12'10" x 10'4" into recess

Double glazed bay window to rear, carpet flooring, wall mounted radiator.

BEDROOM THREE

11'4" x 10'6"

Double glazed window to rear, carpet flooring, wall mounted radiator, fitted cupboard.

BEDROOM FOUR

7'1" x 7'"

Double glazed window to side, carpet flooring, wall mounted radiator.

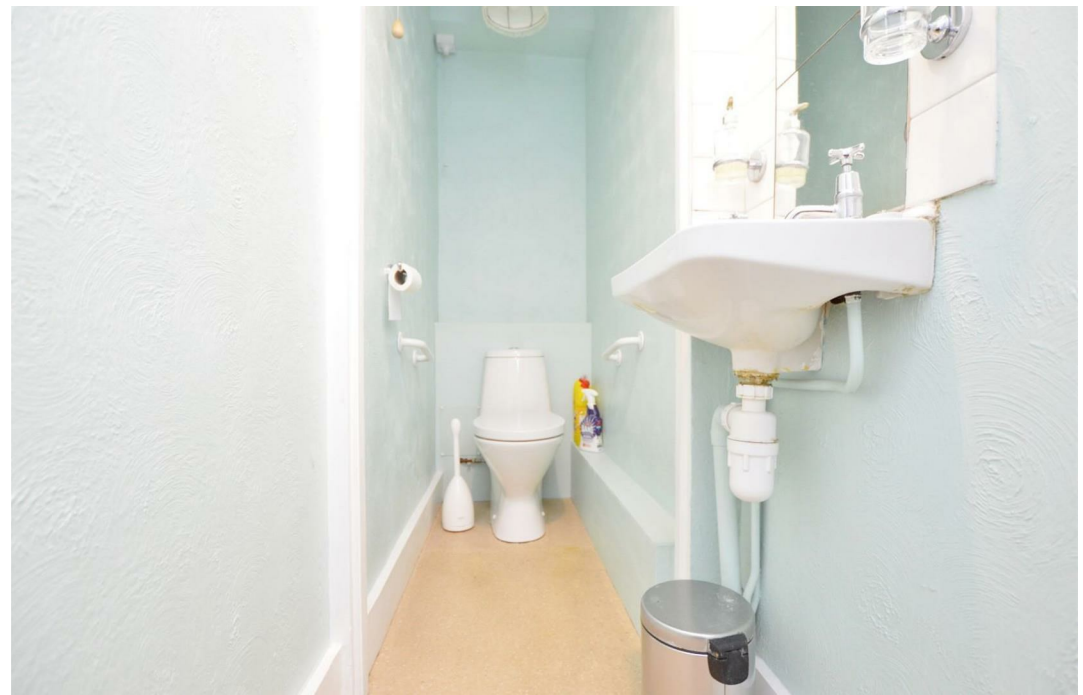
BATHROOM

6'3" x 4'11" widening to 5'9"

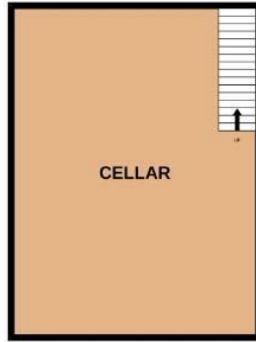
Three piece suite comprising of panelled bath with mixer tap and shower attachment tiled walls, wash basin, low level w.c, part wood panelled wall, wall mounted radiator.

BASEMENT

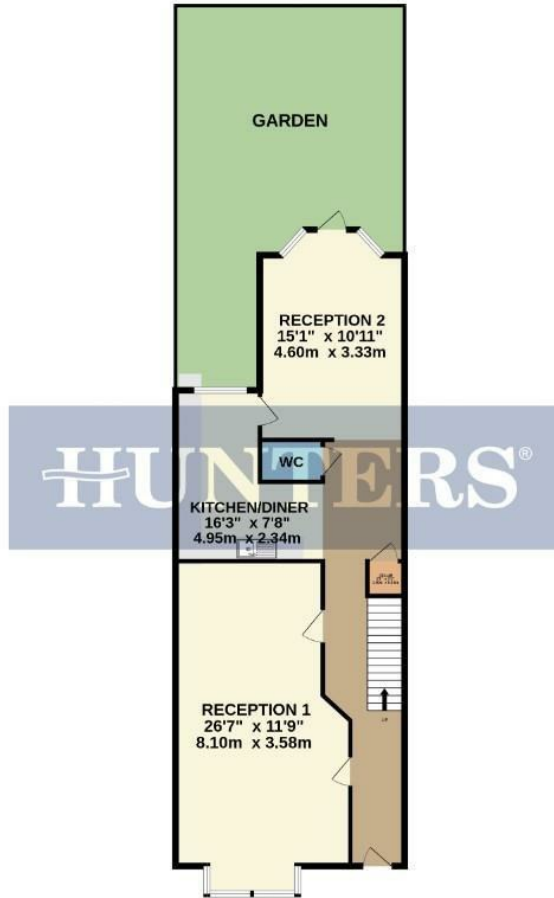
Power and lighting, storage space.



BASEMENT



GROUND FLOOR

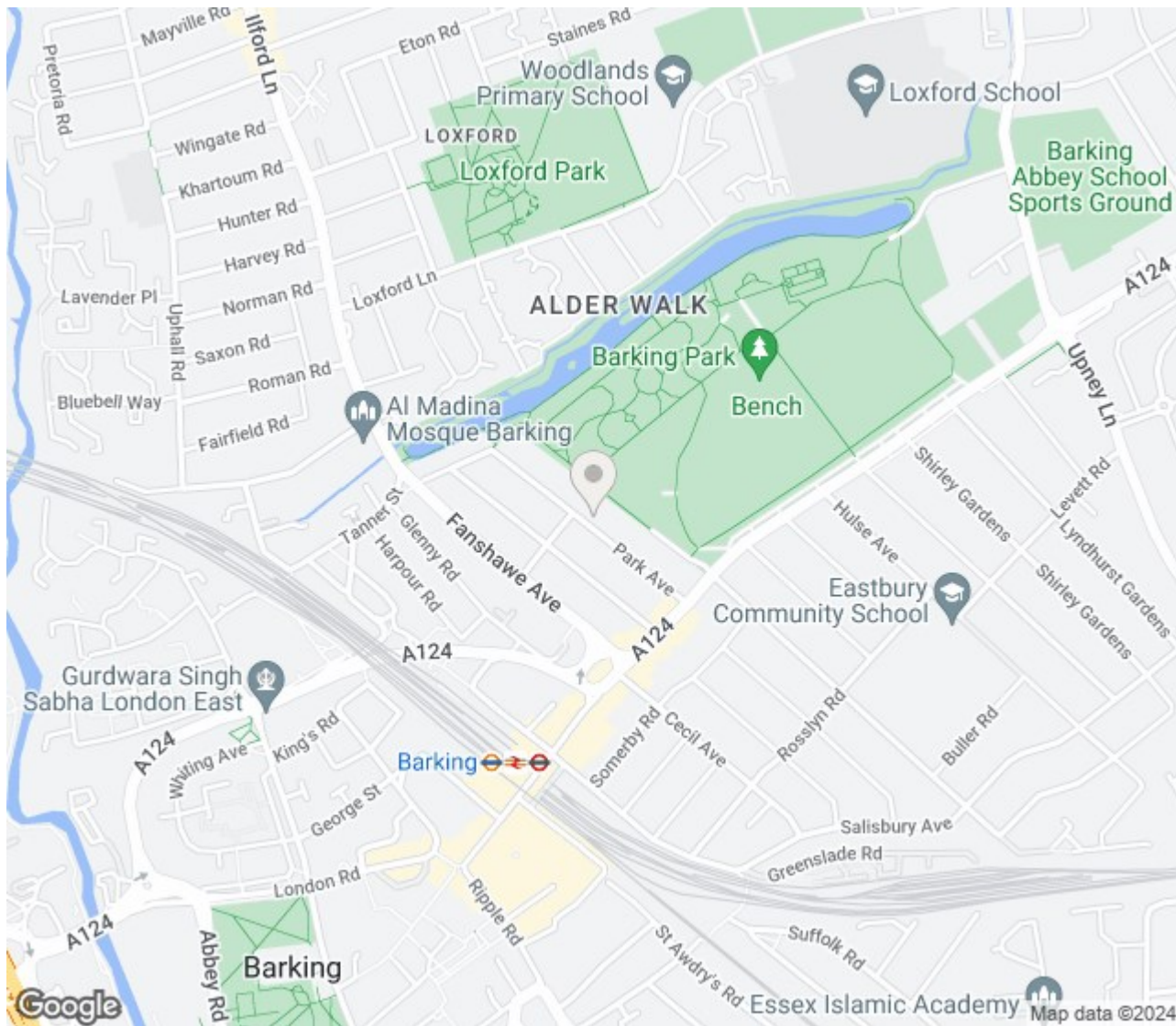


FIRST FLOOR



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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ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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