



Devon Road, Barking

Essex, IG11 7QX

Guide Price £475,000 - £495,000



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HUNTERS[®]

HERE TO GET *you* THERE

Devon Road, Barking, Essex, IG11 7QX

DESCRIPTION

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Introducing a distinguished offering to the market, Hunters proudly presents this captivating and meticulously arranged three-bedroom period terrace residence nestled within a sought-after, tranquil residential enclave. The residence features a spacious bay-fronted through lounge, an interconnected kitchen and dining area with seamless access to a private rear garden. Ascending to the first floor reveals two generously proportioned bedrooms alongside a sumptuous four-piece bathroom suite evoking a serene sanctuary. The extended second floor unveils a generously sized bedroom accompanied by an en-suite facility.

Encircled by verdant foliage, the rear garden presents a picturesque retreat adorned with mature trees and shrubbery. Conveniently positioned within easy reach of local amenities, transportation networks including Barking's mainline station with direct links to the City of London within a mere 15-minute commute, and verdant expanses such as Greatfields Park.



RECEPTION ONE

13'10" x 11'2"

Double glazed bay window to front, laminated flooring, feature fireplace, wall mounted radiator.

RECEPTION TWO

12'1" x 9'11"

Laminated flooring, feature fireplace, wall mounted radiator, double doors opening into reception three.

RECEPTION THREE

16'8" x 11'11"

Double glazed window and door to rear garden, wall mounted radiator.

KITCHEN

26'8" x 11'2" narr to 9'11"

Range of wall and base units, roll top work surface, sink and drainer, tiled splash backs, integrated hob, wall mounted integrated oven, exposed brickwork feature wall, wall mounted radiator.

REAR GARDEN

Mainly laid to lawn with mature trees and shrubbery.

BEDROOM ONE

12'1" x 8'5" widening to 11'3"

Two double glazed windows to front, carpet flooring, wall mounted radiator.

BEDROOM TWO

16'11" x 11'

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

BATHROOM

10'10" x 7'11"

Four piece suite comprising of shower cubicle, freestanding bath with wall mounted mixer tap, low level w.c, wash basin in vanity unit, heated towel rail, tiled walls and floor, double glazed window to rear.

SECOND FLOOR

Skylight window, exposed brickwork feature wall.

BEDROOM THREE

19'10" x 12'2"

Skylight window, laminated flooring, double glazed window to rear, door to wet room.

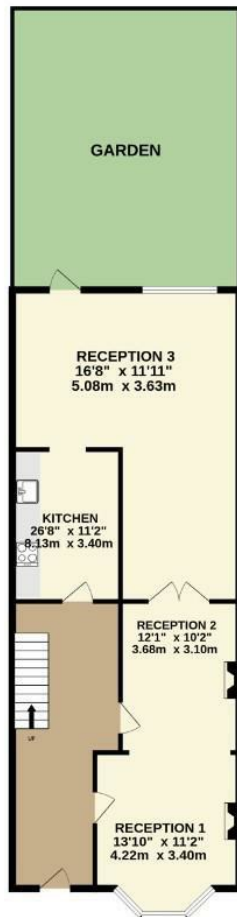
WETROOM

7'8" x 2'10"

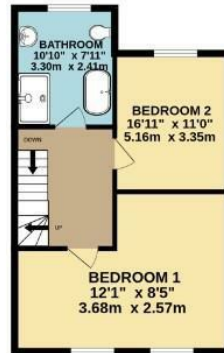
Shower, low level w.c, wash hand basin, tiled walls and flooring, double glazed window.



GROUND FLOOR



1ST FLOOR

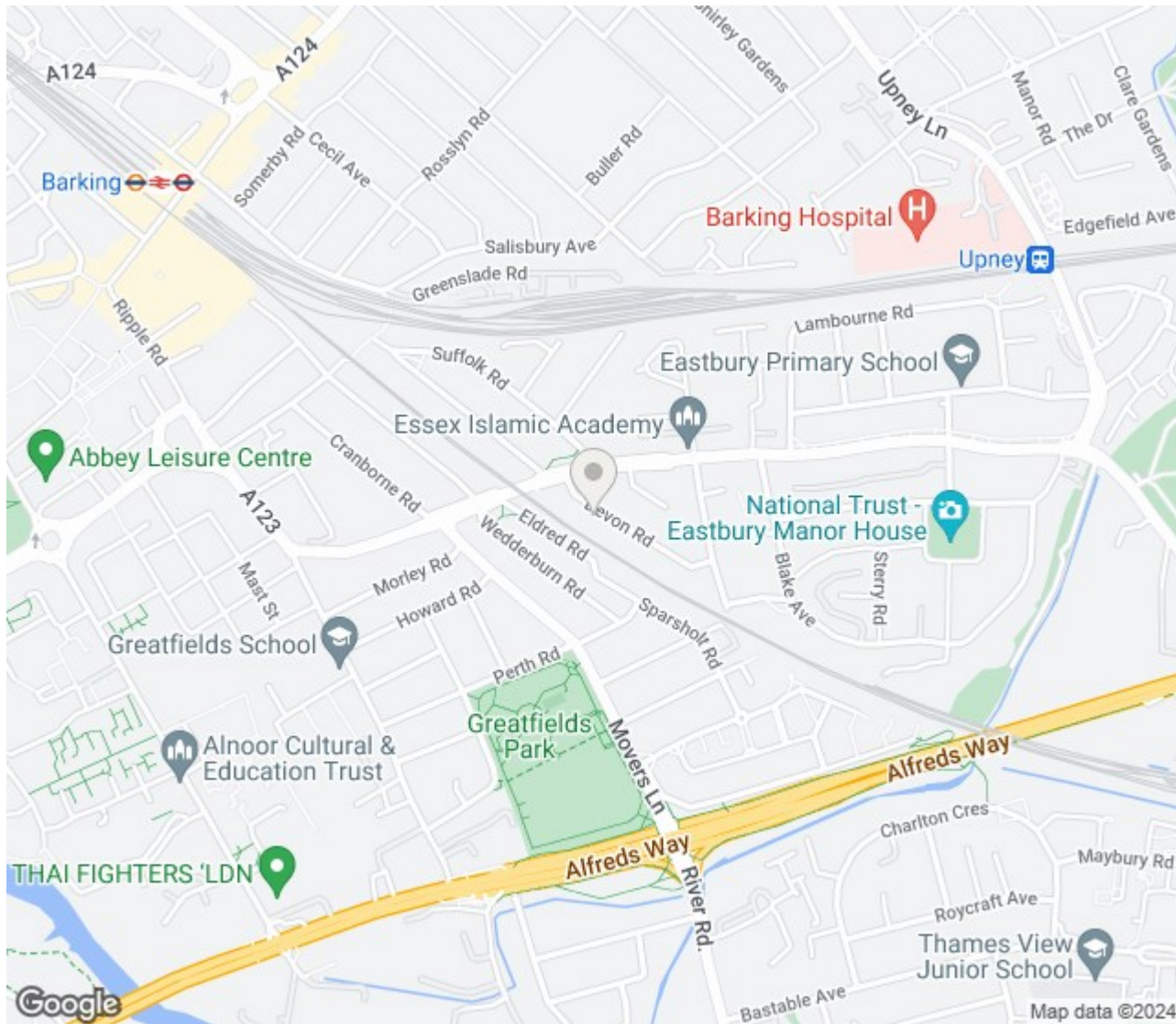


2ND FLOOR




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 fixtures, 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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive	

Thinking of Selling?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

272 Barking Road, Plaistow, E13 8HR | 0207 474 2345 | plaistow@hunters.com







These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.