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# Shaw Avenue, Barking, Essex, IG11 0UD



## Guide Price £400,000 - £435,000

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Hunters are proud to present this charming two-bedroom semi-detached home, boasting an expansive garden plot of approximately 1,000 sq. ft. This property comes with **\*\*lapsed approved planning permission\*\*** for side and rear extensions, as well as a loft conversion with a dormer and Juliet balcony (enquire for further details).

The current accommodation offers two well-proportioned bedrooms on the first floor. On the ground floor, you'll find a beautifully fitted kitchen that opens into a bright and airy conservatory—an ideal sunlit space for dining and relaxation. The ground floor also includes a spacious family living room and a modern bathroom suite.

This property further benefits from a private driveway with space for up to 3–4 cars, along with a double side gate providing easy access to the garden. The garden features a raised, beautifully tiled decked area, perfect for outdoor entertaining. The expansive rear plot offers endless possibilities to create your own peaceful, serene green sanctuary.

Additionally, the property includes an outhouse with its own suite, offering versatile use as a home gym, office, or extra storage space.

Conveniently located near Barking and Dagenham Dock mainline stations, and with easy access to the M25, A13, and A406, this home is ideally positioned for commuters. Additional nearby stations include Upney, Becontree, and the new Barking Riverside, all within close reach. Regular bus services also provide quick, efficient access to Barking Station, ensuring a seamless commute to London.

Adding to the property's appeal is its tranquil setting, backing onto a local nature reserve—a unique feature that sets this home apart from others in the area. Don't miss the opportunity to make this superbly located property your own!

#### LOUNGE

13'8" x 13'6"

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

#### KITCHEN

11'8" x 7'7"

Range of wall and base units, roll top work surface, sink and drainer, tiled splash backs, door leading onto conservatory.

#### SHOWER ROOM

9'3" x 4'9"

Shower cubicle, low level w.c, wash hand basin, tiled walls and flooring.

#### CONSERVATORY

12'10" x 12'10"

Double glazed windows, laminated flooring, double doors leading onto rear garden.

#### REAR GARDEN

Raised decked tiled area, mainly laid to lawn, outbuilding.

#### FIRST FLOOR

##### BEDROOM ONE

13'6" x 11'6"

Double glazed window, carpet flooring, wall mounted radiator.

##### BEDROOM TWO

13'6" x 8'10"

Double glazed window, carpet flooring, wall mounted radiator.

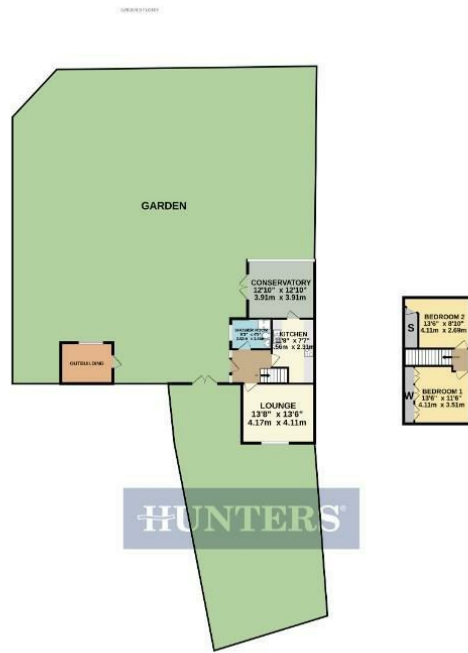
## KEY FEATURES

- SEMI-DETACHED HOUSE
  - TWO BEDROOMS
  - BEAUTIFULLY FITTED KITCHEN
  - GROUND FLOOR BATHROOM
    - CONSERVATORY
- DOULE SIDE GATE WITH ACCESS TO REAR GARDEN
  - PRIVATE DRIVEWAY
- LOCATED FOR BARKING AND DAGENHAM DOCK STATIONS

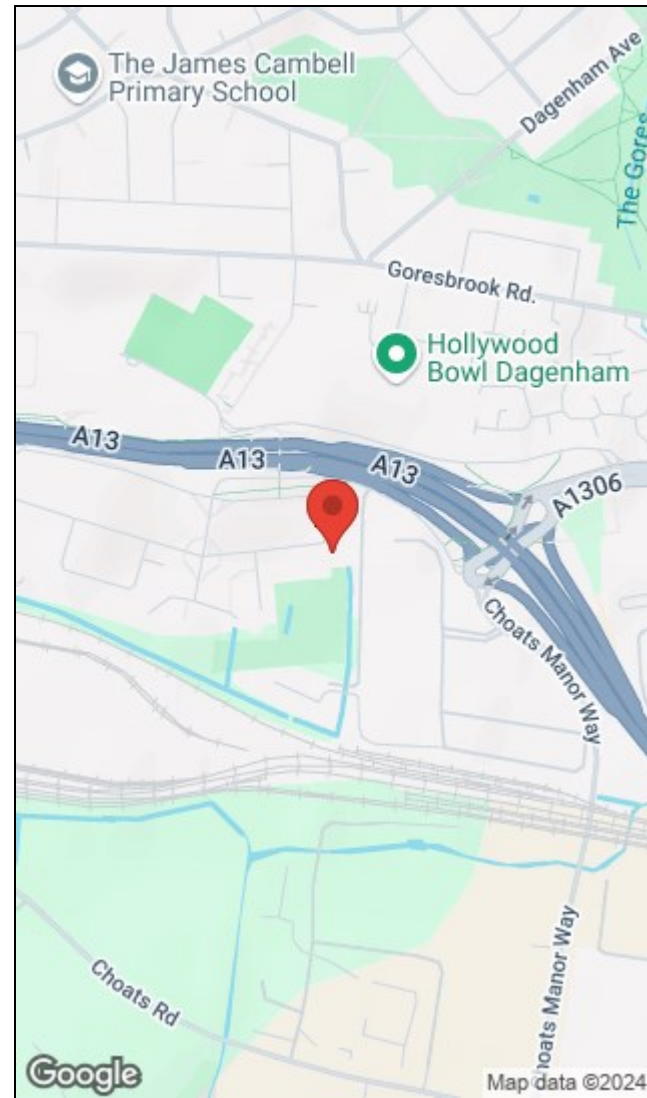








Weild every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should not be used 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. Made with Metreco 5/2/24



Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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