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**Sandy House, 1 Sackett Road, Barking, Essex, IG11 0WN**

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Guide Price £290,000 - £310,000

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Nestled in the vibrant area of Barking, this charming fourth-floor flat on Sackett Road offers a delightful blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for small families, couples, or individuals seeking a modern living space. The open plan living, kitchen, and dining area creates a welcoming atmosphere, perfect for entertaining guests or enjoying quiet evenings at home.

The flat boasts two modern bathrooms, ensuring comfort and privacy for all residents. Step outside onto the balcony to enjoy a breath of fresh air and take in the views of the surrounding area.

For those who rely on public transport, Barking Riverside Station is conveniently nearby, providing excellent local transport links. Additionally, the Uber boat service along the River Thames offers a unique and scenic way to travel.

Families will appreciate the proximity to reputable schools, including George Carey Church of England Primary School and Riverside School, making this location particularly appealing for those with children.

This property is a wonderful opportunity to enjoy contemporary living in a vibrant community. Don't miss your chance to make this flat your new home.

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FOURTH 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**OPEN PLAN LIVING/KITCHEN/DINING AREA**

20'7" x 15'8"

Laminated flooring, range of wall and base units, roll top work surface, sink and drainer, integrated cooker, wall mounted oven, wall mounted radiator, double glazed window, double doors leading onto terrace.

**BEDROOM ONE**

12'4" x 11'2"

Double glazed window, wall mounted radiator, laminated flooring.

**EN-SUITE**

6'8" x 5'1"

Shower cubicle, low level w.c, wash basin, tiled flooring, part tiled walls, wall mounted radiator.

**BEDROOM TWO**

14' x 9'5"

Double glazed window, wall mounted radiator, laminated flooring.

**BATHROOM**

7'3" x 6'

Panelled bath with mixer tap and shower attachment, low level w.c, wash basin, tiled flooring, part tiled walls, wall mounted radiator.

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. 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.

















