



**Lancaster Avenue, Barking**  
Essex, IG11 7RB

**Guide Price: £775,000 - £820,000**





# Lancaster Avenue, Barking, Essex, IG11 7RB

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Presenting this exquisite end-of-terrace house boasting 4 bedrooms, 2 receptions, and spread across three storeys, offering flexible and spacious living. The well-maintained property includes a through lounge, a games room/gym in the side extension, a modern kitchen with integrated appliances, 2 generous bedrooms, 1 single bedroom, a 3-piece bathroom on the first floor, and an additional designer 4-piece shower room on the ground floor. The loft has been converted into a sizable dormer with an extra bathroom. The garden also serves as a gated drive, complemented by another driveway at the front. Additional features comprise a well-kept partially decked garden, a storage shed, double-glazed windows, and efficient gas central heating.

Situated conveniently close to local amenities, public transport links, and within a sought-after school catchment area, which includes Eastbury Primary/Comprehensive School and Ripple Primary School. local GP Centre and Barking Hospital. Within easy reach to Upney Station (District Line) and Barking Station (District Line and c2c). We highly recommend arranging a viewing to fully appreciate this superb family home.



#### RECEPTION ONE

26'8" x 17'1" narr to 11'2"

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

#### RECEPTION TWO

18'4" x 15'3"

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

#### KITCHEN

17'9" x 11'5"

Range of fitted wall and base units, roll top work surface, sink and drainer, island with hob and extractor above, wall mounted integrated oven, tiled flooring, double glazed window and double doors to rear.

#### SHOWER ROOM

7'8" x 7'3"

Three piece suite comprising of shower cubicle, low level w.c, wash basin in vanity unit, double glazed window to rear, heated towel rail, tiled walls and floor.

#### GARDEN

Fully paved, shed to rear, sliding gates to side access.

#### SHED

12'2" x 9'

Power and lighting.

#### WC

5'7" x 4'9"

#### FIRST FLOOR

##### BEDROOM ONE

11'11" x 10'11"

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

##### BEDROOM TWO

12'2" x 10'4"

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

##### BEDROOM THREE

8' x 6'5"

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

##### BATHROOM

6' x 5'6"

Three piece suite comprising of free standing bath, low level w.c, wash basin in vanity unit, tiled walls and floor, heated towel rail.

##### SECOND FLOOR

Skylight window.

##### LOFT ROOM

19'11" x 9'4"

Skylight window, further double glazed window, laminated flooring, wall mounted radiator.

##### SHOWER ROOM

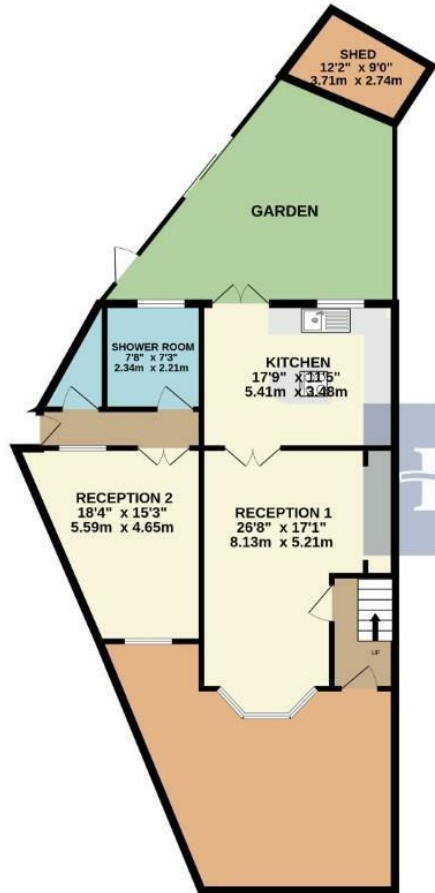
6'4" x 5'10"

Three bathroom suite comprising of shower cubicle, low level w.c, wash basin in vanity unit, tiled walls and flooring, heated towel rail, double glazed window.

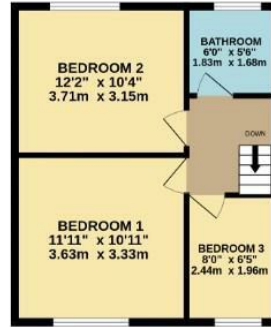




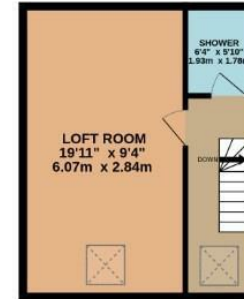
GROUND FLOOR



1ST FLOOR

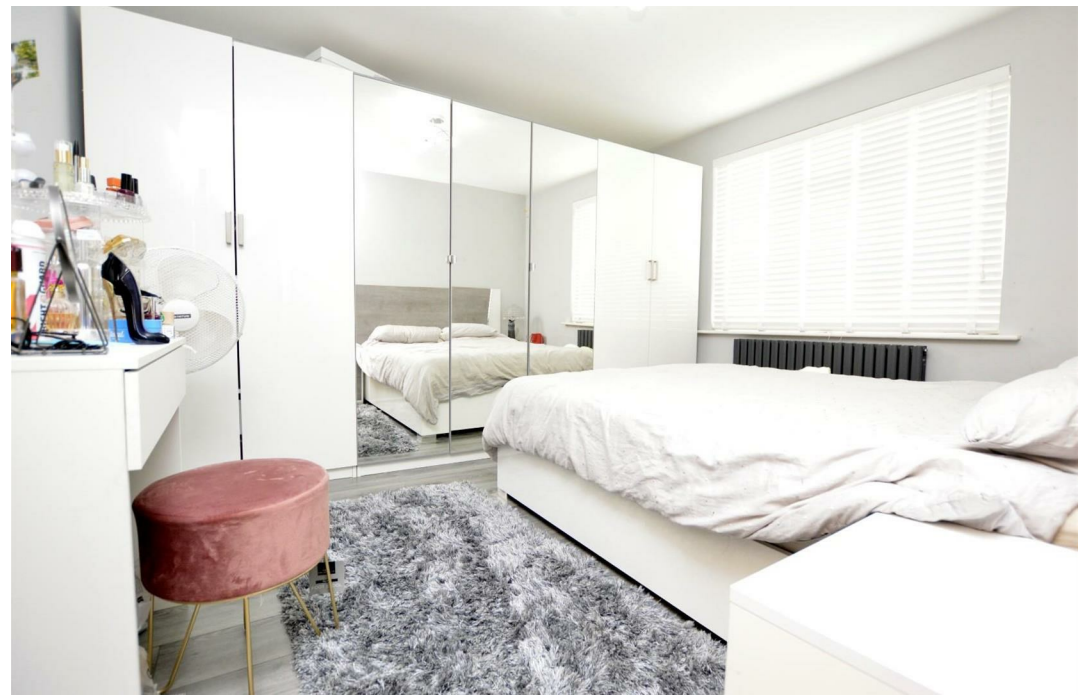


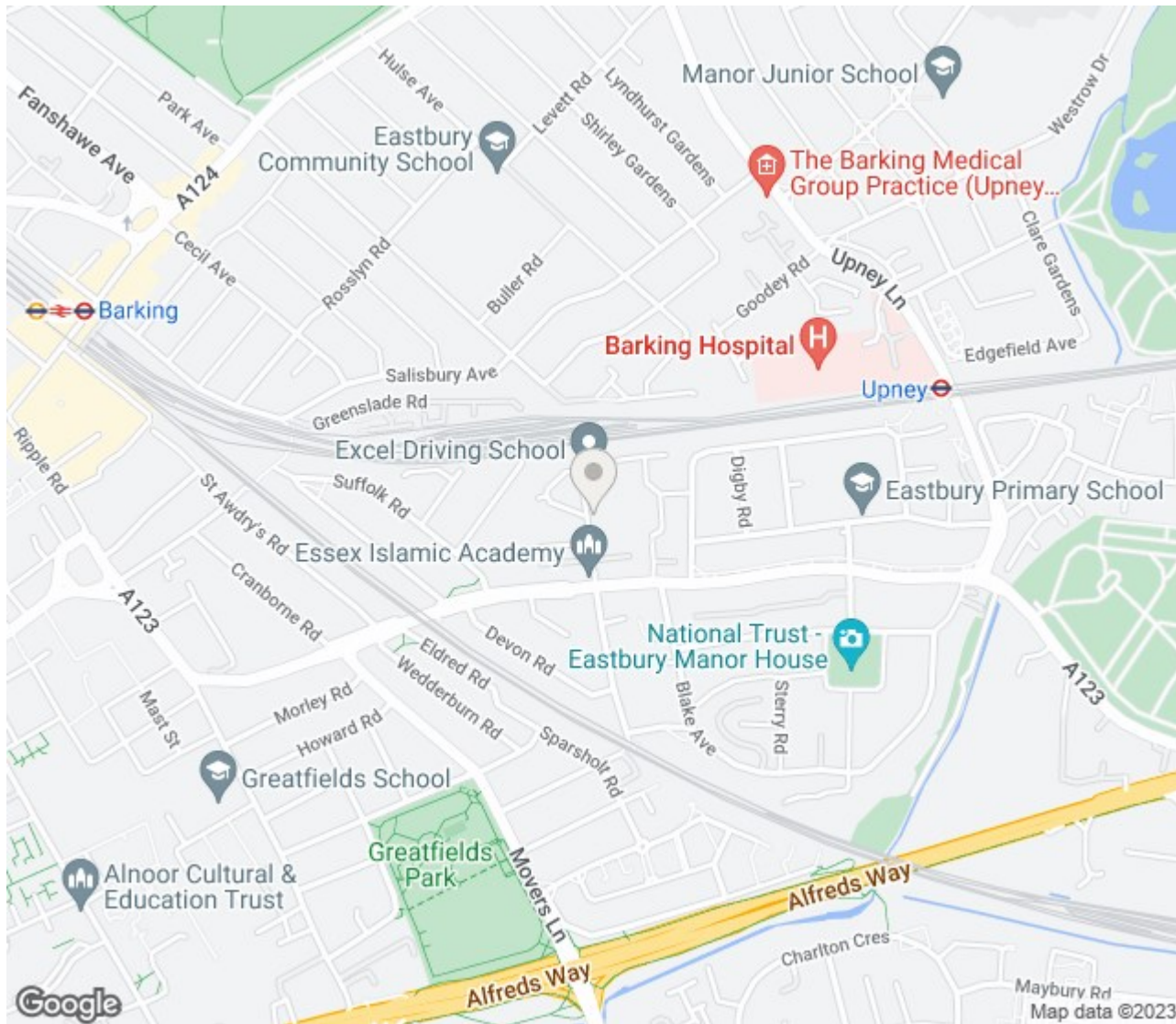
2ND FLOOR



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 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		82 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

### 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](mailto: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.