



Wilmington Gardens, Barking, IG11 9TT

£2,300 Per Calendar Month







# Wilmington Gardens

Barking, IG11 9TT

Local Authority: Barking & Dagenham  
Tax Band: D

- EPC Rating: 50E
- Three Bedrooms
- Kitchen/Diner
- Own Rear Garden
- AVAILABLE NOW!!
- Two Bathrooms
- Well Presented
- Off Street Parking on OWN DRIVEWAY

\*\*\* AVAILABLE IMMEDIATELY \*\*\*

Sandra Davidson Estate Agents are pleased to present this spacious and well presented house for let on the ever popular Wilmington Gardens in Barking.

The property is situated in a popular residential location, within comfortable walking distance to local schools, BARKING UNDERGROUND STATION and local shopping amenities.

On the ground floor you will find a bright and airy through lounge and fitted kitchen/diner. To the first floor you will find three bedrooms and bathroom, with a further shower room on the second floor.

To the rear is a circa XX' rear garden and to the front is OFF STREET PARKING on own driveway

The property is AVAILABLE IMMEDIATELY so CALL NOW on 02085510211 TO ARRANGE YOUR VIEWING!

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## ENTRANCE

Via glazed French doors into entrance hall with; fitted carpet, light, carpeted stairs to first floor, doors to:

## THROUGH LOUNGE 26'8" x 12'0" (8.13m x 3.66m)

Double glazed bay window to front, radiators, fitted carpet, lights, opening to:

## KITCHEN/DINER 10'2" x 17'3" (3.11m x 5.27m)

Double glazed windows to rear, double glazed French doors to rear into garden, fitted wall and base units, work surface, double bowl sink with drainer, five ring range cooker with extractor hood over, space and services for washing machine and dryer, spotlights to ceiling, laminate wood flooring

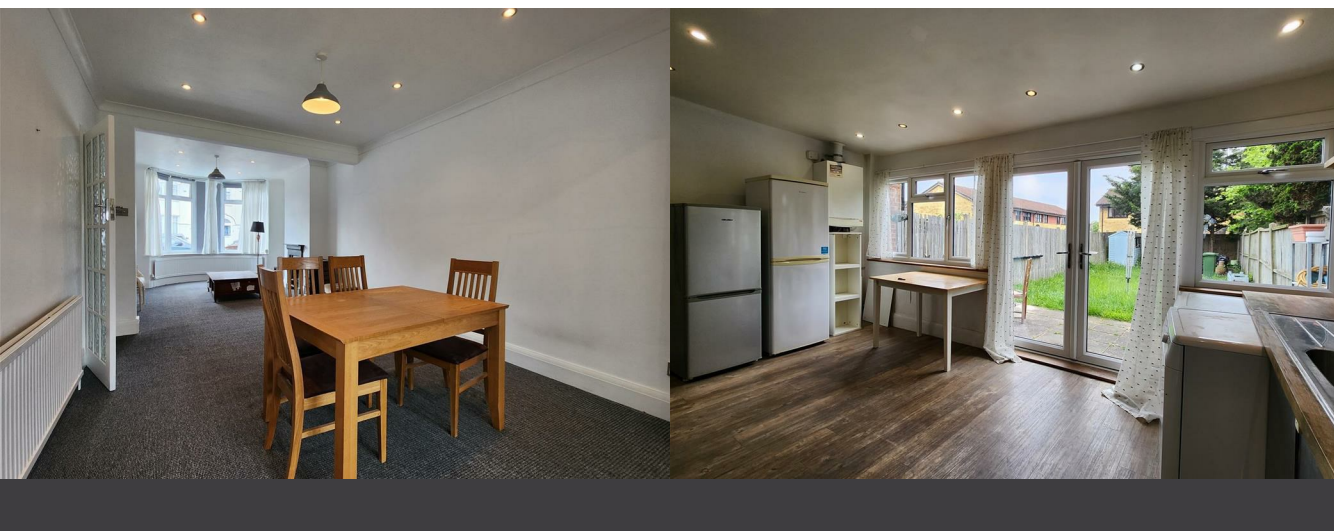
## LANDING

## BEDROOM ONE 14'3" x 11'1" (4.35m x 3.37m)

Double glazed window to front with radiator under, fitted carpet, light

## BEDROOM TWO 11'11" x 11'1" (3.63m x 3.37m)

Double glazed window to rear radiator under, fitted carpet, light, fitted cupboard







**BEDROOM THREE** 9'2" x 6'11" (2.80m x 2.11m)  
Double glazed window to front, radiator to flank, fitted carpet, light

**BATHROOM**  
Suite comprising; bathtub with shower screen and shower over, hand wash basin inset to vanity, low level WC, heated towel rails, light, tiled walls and flooring, double glazed window to rear

**LANDING**

**LOFT SPACE** 11'10" x 11'9" (3.61m x 3.59m)  
Door to:

**SHOWER ROOM**  
Suite comprising; enclosed walk-in shower cubicle with power shower, hand wash basin inset to vanity, low level WC, spotlights to ceiling, heated towel rail, tiled walls and flooring

**EXTERIOR**  
Own Rear Garden

Off Street Parking on own driveway

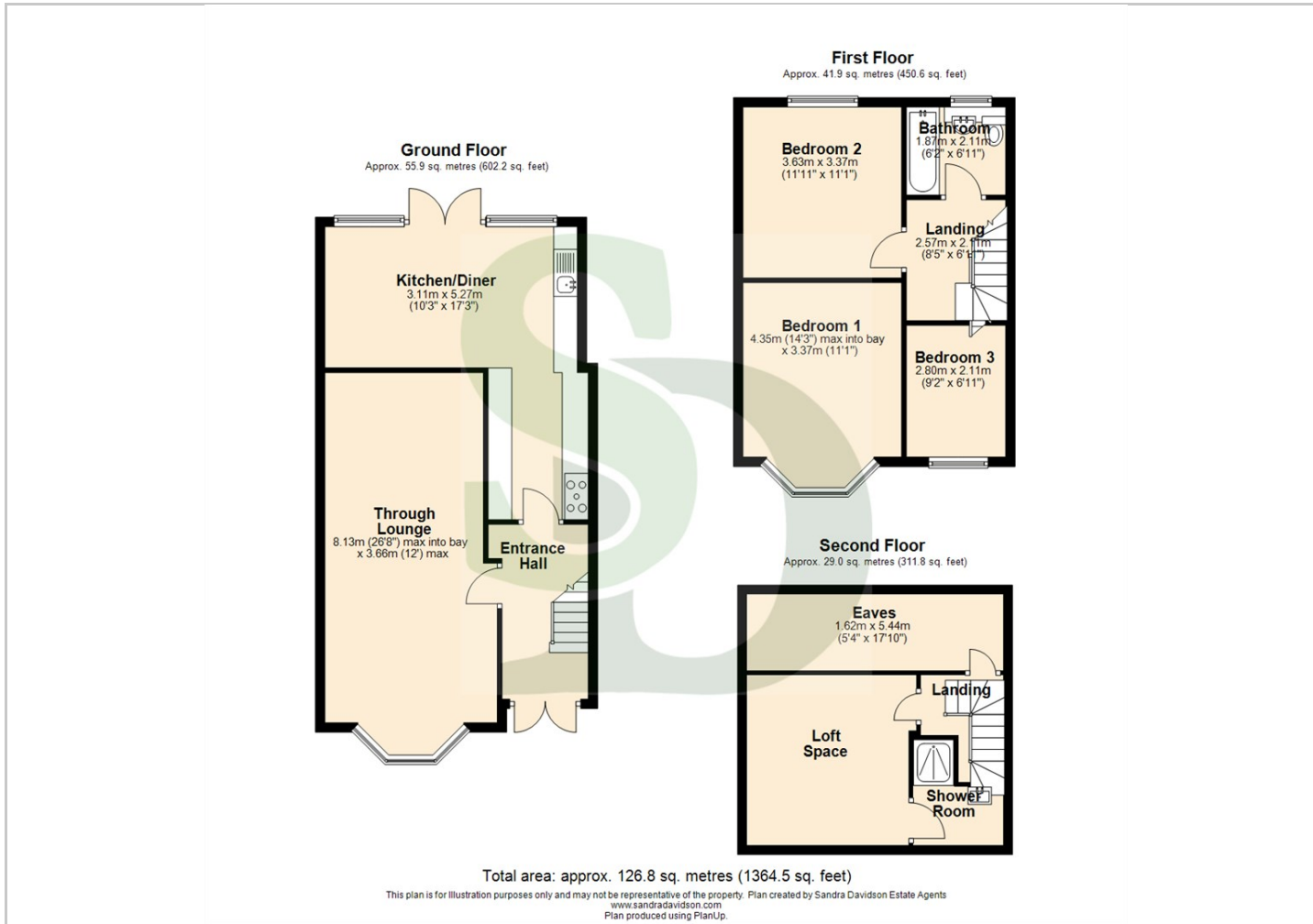




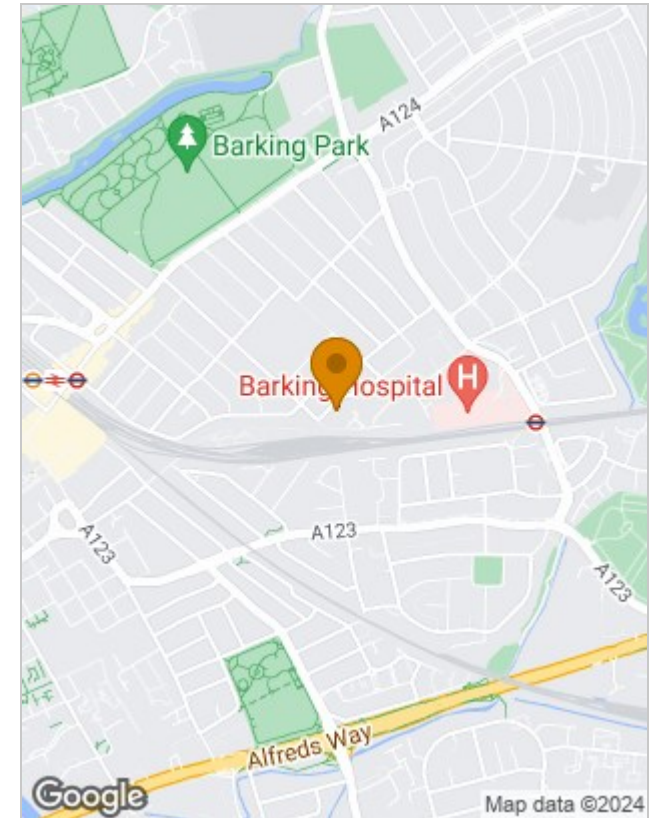




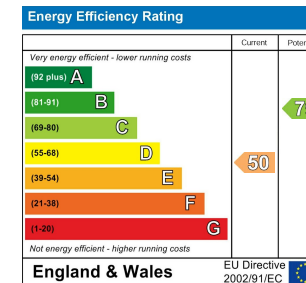
## Floor Plans



## Location Map



## Energy Performance Graph



## Viewing

Please contact our Redbridge Lettings Office on 020 8551 0211 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.