



Charlton Crescent, Barking, IG11 0NH

Offers In Excess Of £550,000







# Charlton Crescent

Barking, IG11 0NH

- EPC - D
- TWO BATHROOMS
- OPEN PLAN LIVING
- REFURBISHED HOUSE
- ENSUITE
- THREE DOUBLE BEDROOMS
- GROUND FLOOR WC
- UNDER FLOOR HEATING
- LOFT ROOM (can be used as a chillout/ great for teenage kids)
- GAS CENTRAL HEATING

GUIDE PRICE £550,000 - £575,000

Welcome to Charlton Crescent, Barking - a stunning property that offers the perfect blend of comfort and style. This delightful house boasts a spacious open plan living area, ideal for entertaining guests or simply relaxing with your loved ones. three bedrooms, and two bathrooms, one of which is a en-suite, there is ample space for the whole family to enjoy.

The property has been recently refurbished, including a double storey and rear extension, adding a modern touch to the traditional charm of the house. Imagine coming home to a place that exudes warmth and elegance, with underfloor heating on the ground floor ensuring your comfort during the colder months.

Convenience is key with off-street parking available for up to three cars, making trips in and out a breeze. The en suite in the third bedroom adds a touch of luxury, while the stairs leading to the loft room provide a versatile space that could be a perfect hideaway for a teenager or a cosy home office.

Don't miss out on the opportunity to make this house your home. Charlton Crescent is more than just a property - it's a place where memories are made.

Contact us today to arrange a viewing and take the first step towards your new beginning.



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## ENTRANCE PORCH

RECEPTION ONE 20'8" x 10'7" (6.30m x 3.23m)

RECEPTION TWO 16'3" x 12'10" (4.97m x 3.92m)

KITCHEN 20'8" x 7'8" (6.31m x 2.34m)

GROUND FLOOR CLOAK ROOM  
8'3" max x 5'0" max (2.54m max x 1.53m max)

## STAIRS TO FIRST FLOOR

BEDROOM ONE 16'5" x 8'6" (5.01m x 2.60m)

BEDROOM TWO 12'5" x 10'2" (3.80m x 3.11m)

BEDROOM THREE 16'2" x 7'7" (4.94m x 2.33m)

ENSUITE 7'6" x 3'9" (2.31m x 1.16m)

LOFT ROOM (two parts)  
11'11" x 7'8" - 17'5" x 11'11" (3.65m x 2.34m - 5.31m x 3.65m)





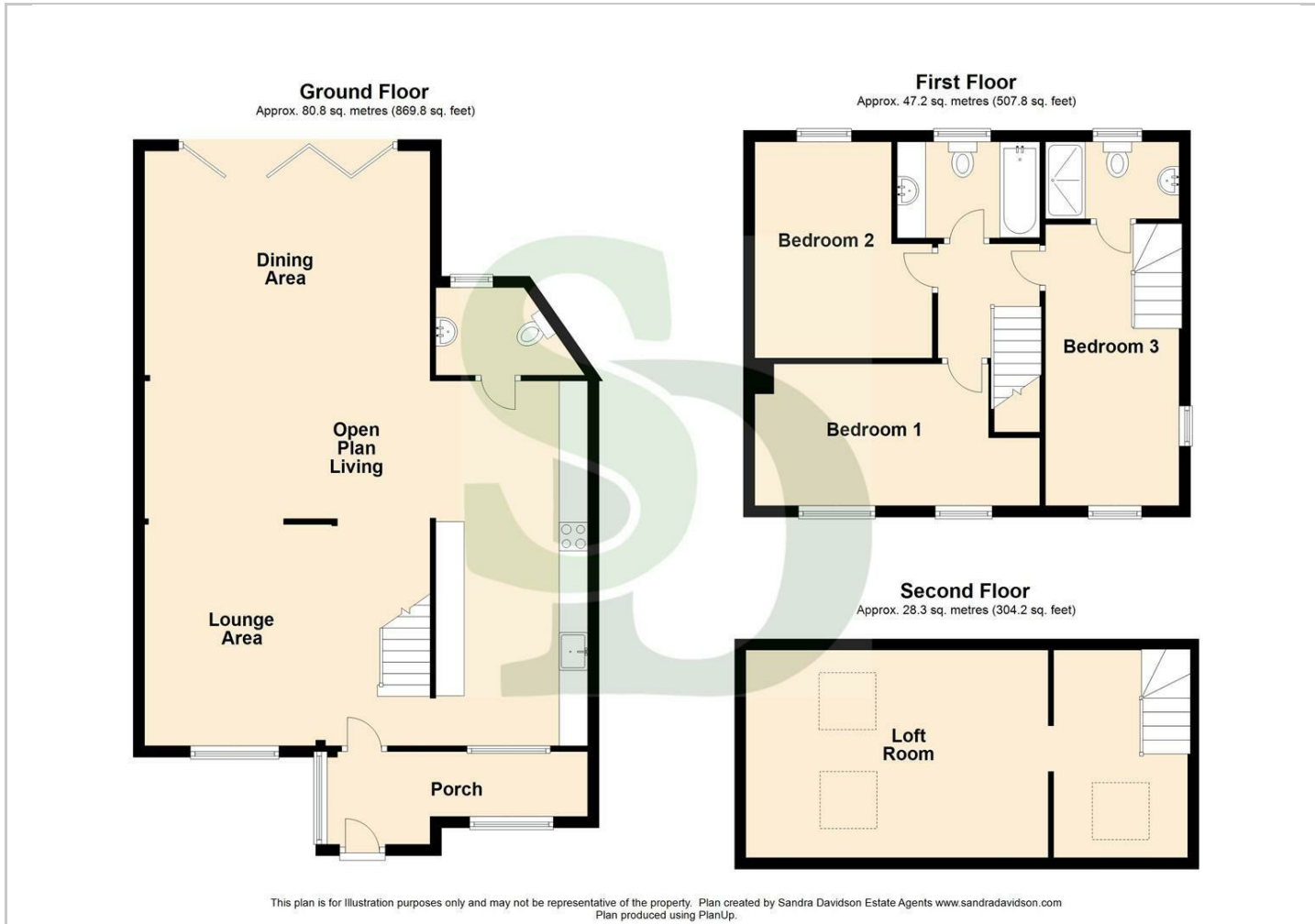
EXTERIOR  
AGENTS NOTE

Directions





## Floor Plans



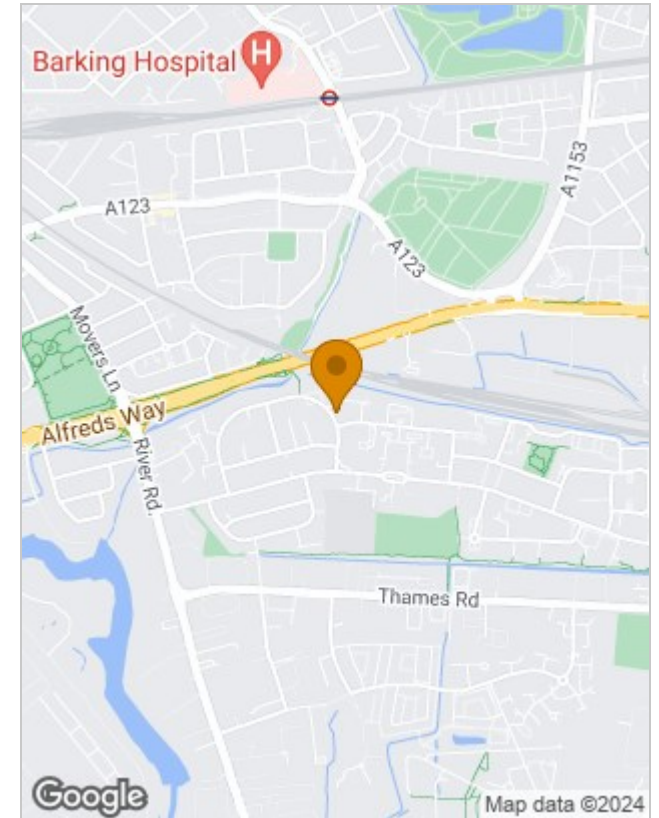
## Viewing

Please contact our Seven Kings Sales Office on 020 8597 7372 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.

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## Location Map



## Energy Performance Graph

