



53 Hurstbourne Gardens

| Barking | IG11 9UY

Offers over £485,000

Welcome to this charming 3 bed terrace located in the sought-after area of Hurstbourne Gardens, Barking. This delightful property boasts two spacious reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With three cosy bedrooms, there is ample space for a growing family or for those who enjoy having a home office or guest room.

The apartment features a well-maintained bathroom, providing convenience and comfort for the residents. Spanning across 1,195 square feet, this property offers a generous amount of living space, allowing you to create your own personal sanctuary within its walls.

Built in 1930, this apartment exudes character and history, adding a unique charm to the living space. The vintage appeal combined with modern amenities creates a perfect blend of old-world elegance and contemporary convenience.

Located in a vibrant neighbourhood, you'll have easy access to local amenities, schools, parks, and excellent transport links, making this apartment an ideal choice for those seeking a convenient and comfortable lifestyle.

Don't miss out on the opportunity to make this apartment your new home sweet home in the heart of Barking. Contact us today to arrange a viewing and experience the magic of Hurstbourne Gardens for yourself.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		78
(81-91)	B		
(69-80)	C		
(55-68)	D	56	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC

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Living Room

14'6" x 14'3"

The spacious living room features a front aspect bay window and laminated flooring

Dining Room

15'1" x 11'7"

The well-spaced dining room offers laminated flooring, an old style mantelpiece and a double paned glass door with side windows that exits to the back garden area.

Kitchen

11'1" x 10'5"

The kitchen is fitted with storage cupboard, built-in utilities and a full stove.

Bedroom

12'5" x 11'8"

This double bedroom features a front aspect bay window and laminated flooring.

Bedroom

11'10" x 10'10"

This double bedroom sits at the back of the property and features carpeted flooring.

Bedroom

11'8" x 7'4"

This single bedroom features a window with views to the street at the front of the property and carpeted flooring.

Bathroom

8'6" x 7'10"

The bathroom is equipped with toilet, wash hand basin and bath facilities. (

Garden

At the front of the property there is a small garden patch and low border walling. There is also a pathway from the street that leads to the front door. On street parking is available. The enclosed rear garden features blocked paving, grass coverage and large mature trees. There are two garden sheds.

Disclaimer

1 >. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2: These particulars do not constitute part or all of an offer or contract.
3: The measurements indicated are supplied for guidance only and as such must be considered incorrect.
4: Potential buyers are advised to recheck the measurements before committing to any expense.
5: TPSC has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
6: TPSC has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

