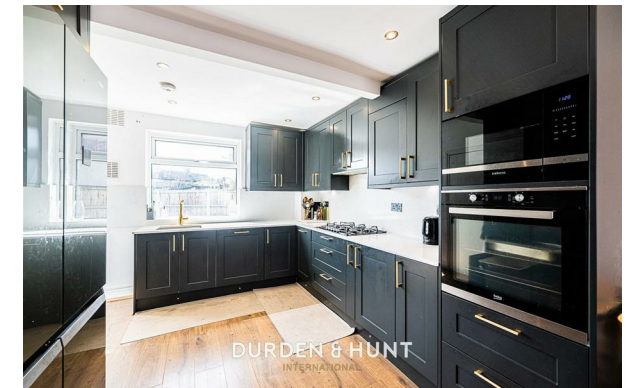


DURDEN & HUNT

INTERNATIONAL



Denham Way, Barking IG11

£450,000

- Semi Detached Family Home
- Excellent Transport Links
- Off Road Parking For Multiple Cars
- Garage
- Garden
- Three Bedrooms
- Modern Kitchen Diner
- Separate Living Room
- Downstairs WC
- Family Bathroom

159 High Street, Hornchurch, Essex, RM11 3YD
01708 202 777

hornchurch@durdenandhunt.co.uk
<https://www.durdenandhunt.co.uk>

Denham Way, Barking IG11

Semi Detached Family Home - Excellent Transport Links - Off Road Parking For Multiple Cars - Garage - Garden - Three Bedrooms - Modern Kitchen Diner - Separate Living Room - Downstairs WC - Family Bathroom



Council Tax Band: C



Durden and Hunt welcome to the market this exceptional three bedroom home in Barking.

Internally the well kept property benefits from a luxuriously modern kitchen and dining room that provides direct access to the garden. Further, a good sized living room and downstairs WC optimise this floor.

On the first floor three bedrooms, two with fitted wardrobes, and a contemporary family bathroom can be found.

Externally the property boasts a large frontage, being part of a corner plot, and has parking for multiple cars, side access and a front lawn. To the rear of the property a garden, with lawn and decking areas, provides entry to the separate garage, accessed via a separate road.

Ideally located for local shops, schools, amenities and ample green spaces it has excellent transport links including the A13, A406 and Upney station's District Line.

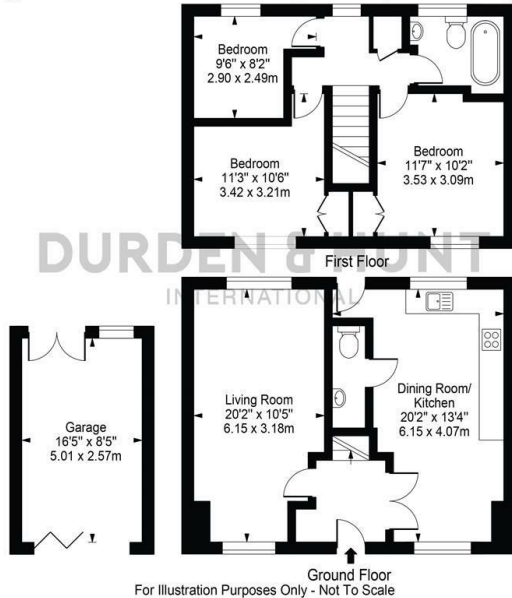
Consumer Protection from Unfair Trading Regulations 2008.
Misrepresentations Act 1967. Property Misdescriptions Act 1991.

These details are prepared as a general guide only and should not be relied upon as a basis to enter a legal contract or to commit expenditure. The sales particulars may change in the course of time and any interested party is advised to make a final inspection of the property prior to exchange of contracts or signing of a tenancy agreement. Durden & Hunt have not tested any apparatus, equipment, fixtures and fittings or services. Items shown in photographs are not necessarily included. On occasion photographs may be owner supplied. On most occasions features and facilities of a property are owner advised and potential buyers/tenants are advised to confirm these. Please note that service charge, ground rent and lease lengths are subject to change, and the information we have supplied was true at time of instruction. References to the tenure, lease length, ground rent and service charges for any property are based on information supplied by the seller, buyers are

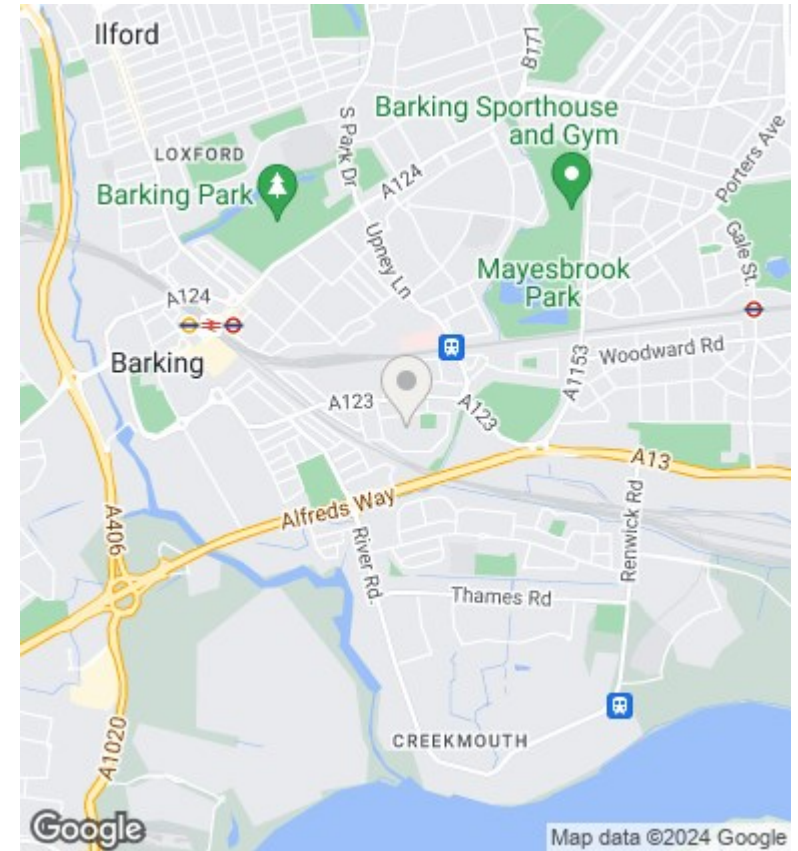
advised to obtain verification of these stated figures from their solicitor before purchasing. Any mention of planning potential or planning permission is based on the current owners opinion, a potential buyer should assume that this is a speculative opinion only and is not based on planning permission being granted or professional advice, unless otherwise stated. Any reference to distance to stations, amenities or schools are taken from portal estimated distances, buyers are advised to do their own research on distances.

Buyers/Tenants must check the availability of any property and make an appointment to view before embarking on any journey to see a property. Durden & Hunt are a proud member of The Property Ombudsmen.

Denham Way
 Approx. Total Internal Area 1080 Sq Ft - 100.34 Sq M
(Including Garage)
 Approx. Gross Internal Area Of Garage 139 Sq Ft - 12.88 Sq M



This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.



Viewings

Viewings by arrangement only. Call 01708 202 777 to make an appointment.

Council Tax Band

C

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	50	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	