



13 Cornwall Close, Barking, Essex, IG11 9JF

Guide Price £475,000

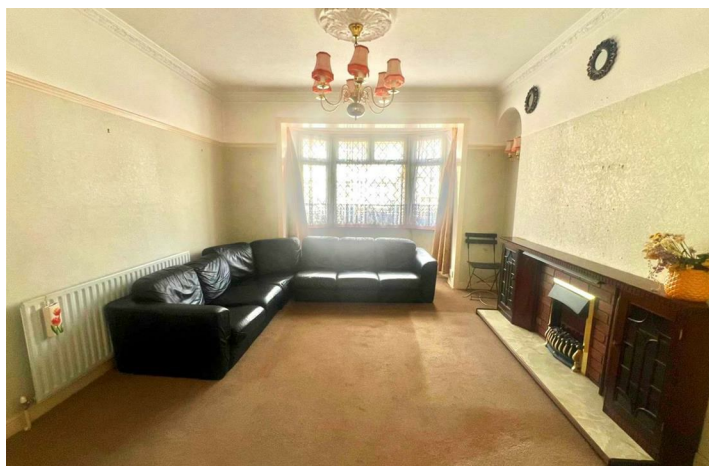
- Three bedroom semi detached
- First Floor Bathroom
- Off-Street Parking
- Rear extension
- Through Lounge (Convertible to Two Receptions)
- Bordering the Popular Leftley Estate
- Short walk to Upney Station
- Guide price £500.000 - £525.000

13 Cornwall Close, Barking IG11 9JF

GUIDE PRICE £475,000 - £500,000 Spacious THREE Bedroom semi detached Home Near the Popular Leftley Estate, and within walking distance to Upney station.



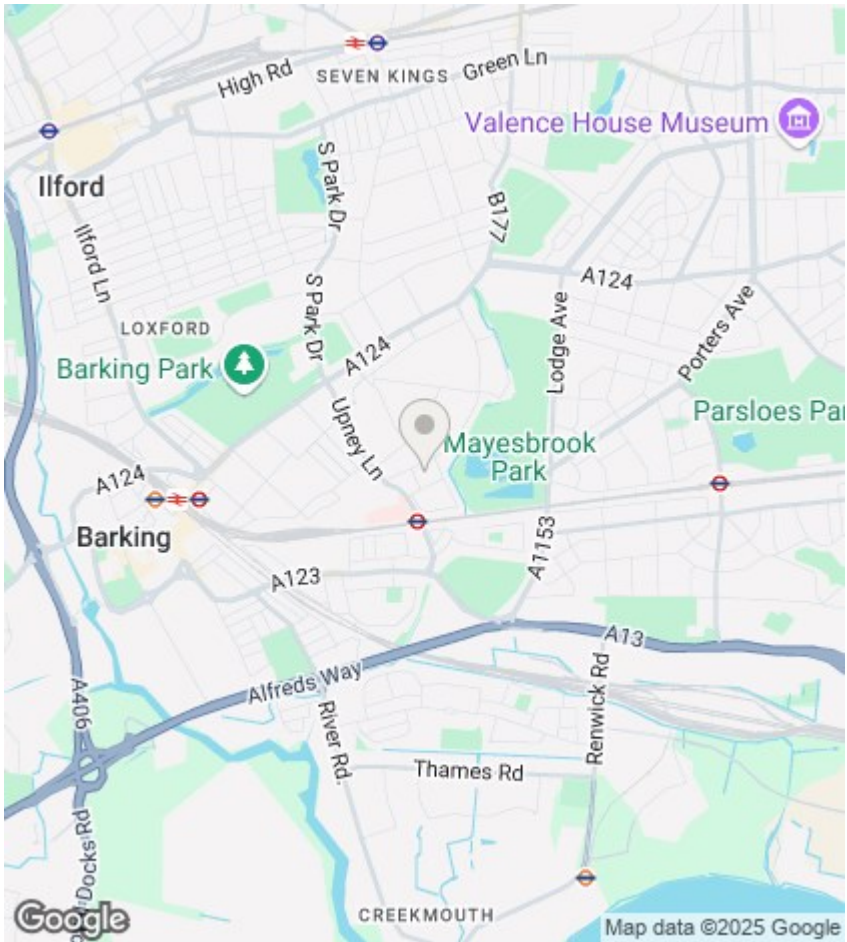
Council Tax Band:



Located in a quiet cul-de-sac near the sought-after Leftley Estate, this well-presented 3-bedroom semi detached house offers generous living space, off-street parking, and excellent scope for further development.

The property boasts a large through lounge, which can easily be converted back into two separate reception rooms, and an additional reception room at the rear, providing flexible additional living space. On the first floor, you'll find three well-sized bedrooms and a modern family bathroom.

There is potential to extend to the rear and into the loft (subject to planning permission), making this a perfect opportunity for families looking to expand or investors seeking to add value.



Directions

Viewings

Viewings by arrangement only. Call 0207 018 0660 to make an appointment.

EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	65	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

