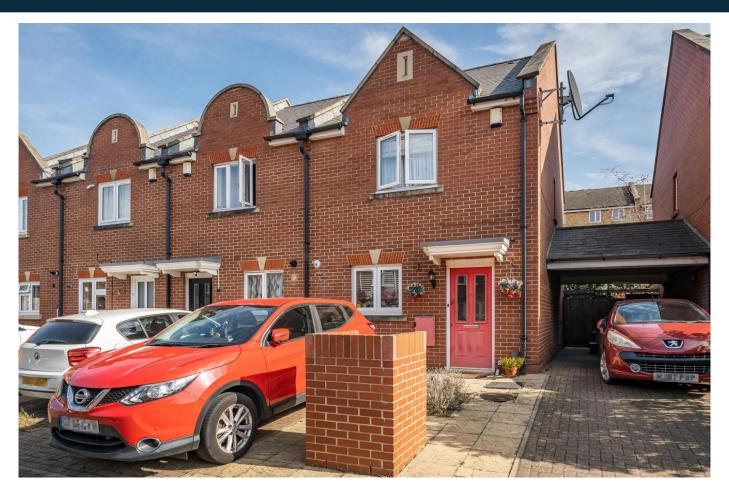


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- \*\* Three Bedrooms \*\*
- \*\* Living Room and Separate Kitchen \*\*
- \*\* Rear Garden \*\*
- \*\* EPC: D / Council Tax Band: C \*\*

- \*\* Two Bathrooms \*\*
- \*\* Off Street Parking \*\*
- \*\* Recently Renovated \*\*
- \*\* Floor Area: 810 Sq/Ft (75.2 Sq/M) \*\*



Barge House Road, London, E16

£425,000 (Freehold)



Spencer James are pleased to offer this three bedroom/two bathroom end of terrace house located within walking distance of King George V DLR.

Internally the recently renovated property comprises a spacious living room, sperate modern kitchen and a ground floor wc to the ground floor. To the first floor there are three bedrooms with the master benefitting from a modern en-suite shower room in addition to further modern family bathroom.

Externally the property boasts off street parking in addition with side access leading to a rear garden measuring 31' x 20'. Further benefits include gas central heating and majority UPVC double glazing.

The property is located within convenient walking distance of King George V DLR with easy links to the Elizabeth Line.

# **Accommodation Comprises:**

## Entrance Hall

Door to under-stair cupboard , wall mounted radiator, laminate wood effect flooring, with carpet to stairs and first floor landing.

# **Kitchen** 9' 10" x 8' 0" (2.99m x 2.44m)

Fitted with a range of wall and base level units with roll top work surfaces incorporating a four ring hob with extractor fan, electric oven, integrated fridge freezer, washing machine and dishwasher. UPVC double glazed window to front aspect, wall mounted boiler, tiled flooring.

# Lounge/Diner 14' 4" x 14' 4" (4.37m x 4.37m)

Double glazed sliding doors providing access to rear garden, wall mounted radiator, laminate wood effect flooring.

## **Ground Floor WC**

Low level wc, wash hand basin with mixer tap over, wall mounted radiator, tiled splash back.

## **First Floor Landing**

Carpeted flooring, UPVC double glazed window to side aspect, loft ladder providing access to loft area.

## **Bedroom One** 12' 6" x 10' 10" (3.81m x 3.30m)

UPVC double glazed window to front aspect, wall mounted radiator, built-in wardrobe, door to en-suite, laminate wood effect flooring.

# **En-Suite Shower Room**

Three piece suite comprising of low level wc, wash hand basin and shower cubicle. Radiator. Tiled flooring.

# **Bedroom Two** 12' 8" x 8' 4" (3.86m x 2.54m)

Double glazed window to rear aspect, laminate wood effect flooring, wall mounted radiator.

# **Bedroom Three** 9' 3" x 5' 9" (2.82m x 1.75m)

Double glazed window to rear aspect, laminate wood effect flooring, wall mounted radiator.

## Family Bathroom

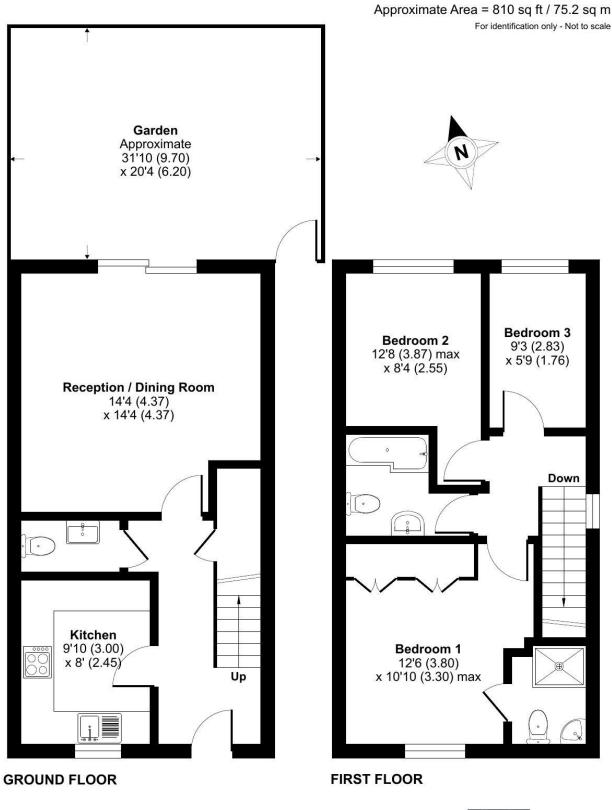
Three piece suite comprising of a panelled bath and shower screen and attachment, wash hand basin and low level wc. Radiator. Tiled flooring.

## Externally

Private rear garden with side access measuring 31'10 x 20'4, off street parking for one car.



# Barge House Road, London, E16



Flo Inc. Pro

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntchecom 2025. Produced for Spencer James Residential. REF: 1257511











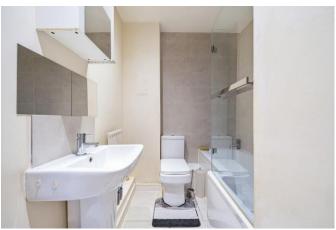




















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