

## Scrattons Terrace, Barking

offers in excess of £485,000 - Freehold

3 Bedroom End Terrace House • Excellent Condition Throughout • Through Lounge/Diner • Modern Kitchen With Sun Room • Modern Ground Floor Bathroom • Garage & Off Street Parking • Gas Central Heating (Untested) • Majority Triple Glazing • Loft Room • Garden With Outbuilding/Office





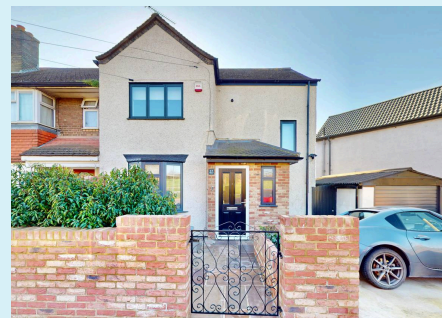
Beautiful 3-bed end terrace house with through lounge/diner, modern kitchen, sunroom, ground floor bathroom, loft room, garage, off-street parking, gas central heating, majority triple glazing, and garden with office. Funky outdoor space including large landscaped garden with office sheds, garage and workshop. Stylish and convenient property in prime location.

Council Tax band: C

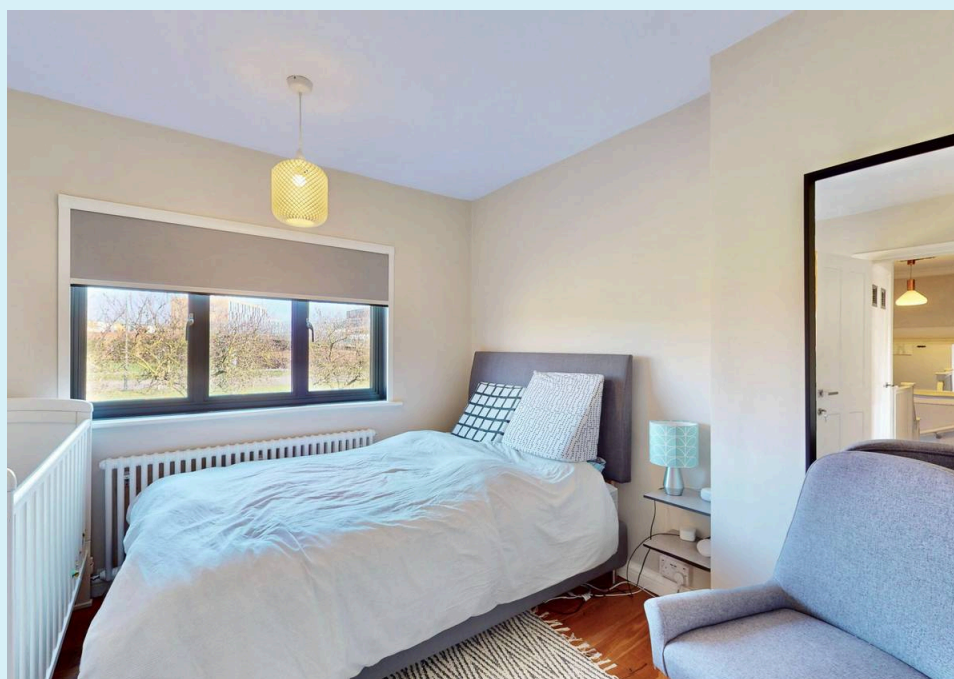
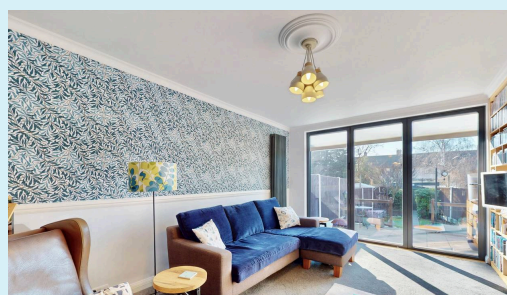
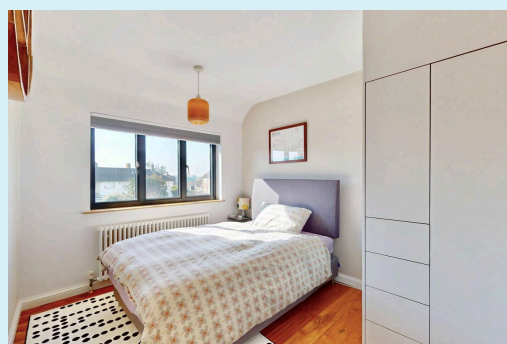
Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E



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## **Porch**

Via double glazed composite door, vinyl flooring, triple glazed window to front aspect, flat plastered ceiling and walls, double glazed door to hallway.

## **Hallway**

Wood flooring, storage cupboard, vertical radiator, stairs to 1st floor, flat plastered ceiling and walls with ceiling rose, doors to

## **Bathroom**

7' 6" x 5' 2" (2.28m x 1.58m)

3 piece suite comprising low level w/c, wash basin in vanity unit, oversized square bath with built in shower, ceramic tiled walls and floor, heated towel rail, flat plastered ceiling with spot lights, double glazed uPVC obscure window to side aspect, built in storage unit and shelving.

## **Through Lounge/Diner**

28' 3" x 12' 0" (8.62m x 3.66m)

narrowing to 2.893m. Fitted carpet to lounge area and wood flooring to dining area, 1 vertical radiator to lounge area and 1 radiator to dining area, triple glazed bi-fold doors to garden, triple glazed window to front aspect, flat plastered ceilings with ceiling roses, archway between lounge & dining area, feature fire place.

## **Kitchen/Breakfast Room**

18' 5" x 8' 9" (5.62m x 2.67m)

at maximum point. Hand made bespoke kitchen with eye and base level units plus floor to ceiling pantry style cupboard, marble effect work tops, space and plumbing for washing machine, tumble dryer, fridge freezer, 2 eye level electric ovens, gas hob with extractor hood, ceramic sink with mixer tap, ceramic tiled splash backs, wood floor, vertical radiator, double glazed skylight window, triple glazed window and door to garden, flat plastered walls and ceiling.

## **Landing**

Fitted carpet, triple glazed window to front aspect, flat plastered walls and ceiling with ceiling rose, built in cupboard housing gas boiler (Not tested on inspection), stairs to loft room.

## **Bedroom 1**

13' 0" x 11' 1" (3.95m x 3.37m)

with 1st measurement plus door recess. Laminate flooring, flat plastered ceiling and walls, radiator, fitted wardrobes and bedroom furniture, triple glazed window to rear aspect.

## **Bedroom 2**

10' 9" x 8' 9" (3.28m x 2.66m)

with 1st measurement plus door recess. Laminate flooring, flat plastered ceiling and walls, radiator, fitted storage unit, triple glazed window to rear aspect.

## **Bedroom 3**

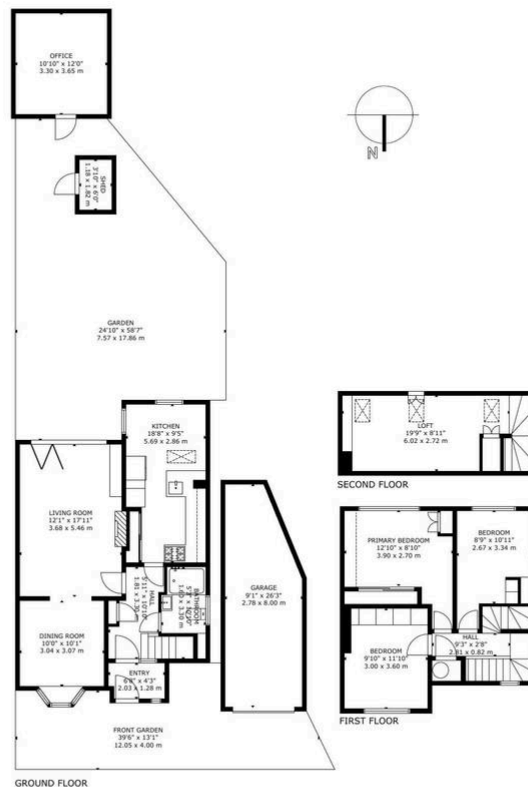
10' 0" x 9' 11" (3.04m x 3.03m)

plus wardrobe recess. Laminate flooring, radiator, flat plastered ceiling and walls, fitted wardrobes, triple glazed window to front aspect.

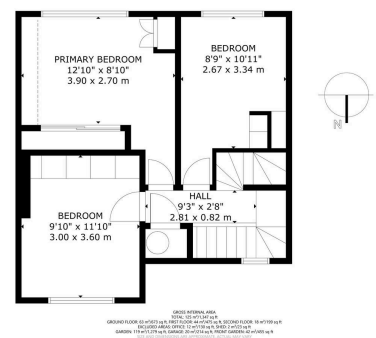
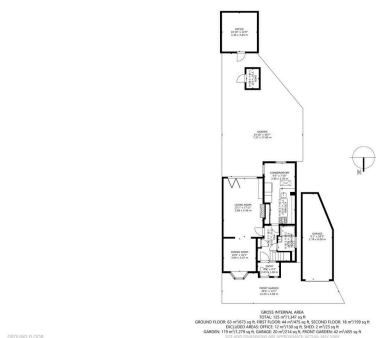
## **Loft Room**

22' 4" x 8' 11" (6.80m x 2.73m)

at maximum points with restricted head room. Fitted carpet, radiator, built in storage cupboards, double glazed skylights x 3 to rear aspect.



GROSS INTERNAL AREA  
TOTAL: 125 m<sup>2</sup>/1,347 sq ft  
GROUND FLOOR: 63 m<sup>2</sup>/673 sq ft, FIRST FLOOR: 44 m<sup>2</sup>/475 sq ft, SECOND FLOOR: 18 m<sup>2</sup>/199 sq ft  
EXCLUDED AREAS: OFFICE: 12 m<sup>2</sup>/130 sq ft, SHED: 2 m<sup>2</sup>/23 sq ft  
GARDEN: 119 m<sup>2</sup>/1,279 sq ft, GARAGE: 20 m<sup>2</sup>/214 sq ft, FRONT GARDEN: 42 m<sup>2</sup>/455 sq ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



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