



Meadow Road, Barking, IG11 9QS

welcome to

Meadow Road, Barking

Three Bedroom End of Terrace House with Front Patio situated within walking distance to Upney Station, Bus Routes, Local Schools and Amenities





Ground Floor



First Floor

Reception One

14' x 10' 5" (4.27m x 3.17m)

Reception Two

8' 5" x 8' 1" (2.57m x 2.46m)

Ground Floor Bathroom

Kitchen

17' 2" x 9' 1" (5.23m x 2.77m)

Conservatory

Bedroom One

13' x 9' 1" (3.96m x 2.77m)

Bedroom Two

12' 7" x 9' 1" (3.84m x 2.77m)

Bedroom Three

9' 1" x 9' 8" (2.77m x 2.95m)

First Floor Shower Room

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

welcome to

Meadow Road, Barking

- Three Bedroom House
- End of Terrace House
- Two Bathrooms
- Close to Upney Station
-

Tenure: Freehold EPC Rating: C

offers in excess of

£450,000



view this property online williamhbrown.co.uk/Property/BKG104057

Please note the marker reflects the postcode not the actual property



Property Ref:
BKG104057 - 0005

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 is 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. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown incorporating Porter Glenny is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

 **william h brown** incorporating Porter Glenny



020 8594 3017



barking@williamhbrown.co.uk



3 Faircross Parade, Longbridge Road,
BARKING, Essex, IG11 8UN



williamhbrown.co.uk