



Devon Road, BARKING IG11 7QY

welcome to

Devon Road, BARKING

Here is a Rare Opportunity to purchase a Three Bedroom End of Terrace House which comes with THREE GARAGES and being within easy access to both Barking and Upney Stations



Lounge

26' 2" x 12' 4" (7.98m x 3.76m)

Kitchen

9' 2" x 5' 9" (2.79m x 1.75m)

Lean To Conservatory

15' 6" x 7' (4.72m x 2.13m)

Bedroom One

13' 8" x 9' 2" To Fitted Wardrobes (4.17m x 2.79m To Fitted Wardrobes)

Bedroom Two

12' 3" x 9' 7" To Fitted Wardrobes (3.73m x 2.92m To Fitted Wardrobes)

Bedroom Three

8' 4" x 6' 6" (2.54m x 1.98m)

First Floor Shower Room**Agents Note**

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you accordingly



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welcome to

Devon Road, BARKING

- THREE BEDROOM END OF TERRACE HOUSE
- THREE GARAGES
- POTENTIAL TO DEVELOP (SUBJECT TO PLANNING PERMISSION)
- EASY ACCESS TO BARKING AND UPNEY STATIONS
- CLOSE TO LOCAL SCHOOLS

Tenure: Freehold EPC Rating: D

offers over

£475,000



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Please note the marker reflects the postcode not the actual property



Property Ref:
BKG103268 - 0004

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