

**Hurstbourne Gardens, Barking IG11 9UX** 



## welcome to

## **Hurstbourne Gardens, Barking**

Larger Than Average Three Bedroom House situated just off of Longbridge Road and being within easy access of both Barking and Upney Stations, Bus Routes, Local Schools and Amenities













**Reception One** 

16' 1" x 15' 1" ( 4.90m x 4.60m )

**Reception Two** 

16' 1" x 12' 1" ( 4.90m x 3.68m )

Kitchen

11' 1" x 9' 1" ( 3.38m x 2.77m )

Garden Cellar

Bedroom One

14' 1" x 15' 1" ( 4.29m x 4.60m )

**Bedroom Two** 

12' 1" x 10' 1" ( 3.68m x 3.07m )

**Bedroom Three** 

12' x 8' ( 3.66m x 2.44m )

**First Floor Bathroom** 





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## **Hurstbourne Gardens, Barking**

- THREE BEDROOM HOUSE
- SITUATED JUST OFF LONGBRIDGE ROAD
- EASY ACCESS TO BARKING AND UPNEY STATIONS
- TWO RECEPTION ROOMS
- LARGE REAR GARDEN

Tenure: Freehold EPC Rating: D

£525,000









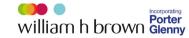
Please note the marker reflects the postcode not the actual property

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Property Ref: BKG104379 - 0002 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.

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020 8594 3017



barking@williamhbrown.co.uk



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



williamhbrown.co.uk