



Upney Lane, Barking, IG11 9LD

welcome to

Upney Lane, Barking

- PROMINENT LOCATION
- SEMI-DETACHED FAMILY HOUSE
- TWO RECEPTION ROOMS
- KITCHEN DINER
- FOUR DOUBLE BEDROOMS

Tenure: Freehold EPC Rating: E

£800,000

William H Brown are delighted to offer for sale this attractive family house, set in a prominent position on Upney Lane with easy access to Upney Station and all local amenities and schools. The property features four double bedrooms, two reception rooms, a kitchen diner, garage and OSP.



Hallway

Reception Room

18' 2" into Bay x 12' 4" (5.54m into Bay x 3.76m)

Dining Room

16' 6" into Bay x 12' 4" (5.03m into Bay x 3.76m)

Kitchen Diner

14' 4" max x 10' 4" (4.37m max x 3.15m)

Landing

Bedroom One

16' 4" into Bay x 12' 4" (4.98m into Bay x 3.76m)

Bedroom Two

14' 5" max x 12' 4" (4.39m max x 3.76m)

Bedroom Three

14' x 12' 4" (4.27m x 3.76m)

Bedroom Four

11' 4" x 8' 10" (3.45m x 2.69m)

Family Bathroom

Large Rear Garden

Garage

view this property online williamhbrown.co.uk/Property/BKG104715



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.

Property Ref:

BKG104715 - 0004

William H Brown 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.

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