

# **Oulton Crescent, Barking, IG11 9HE**



## welcome to

## **Oulton Crescent, Barking**

Three Bedroom Terrace House situated within the sought after Leftley Estate and being within easy access to Upney Station, Bus Routes, Local Schools and Amenities













Through Lounge 28' 6" x 13' 3" ( 8.69m x 4.04m ) Kitchen 8' 10" x 7' 7" ( 2.69m x 2.31m ) Large Rear Garden Bedroom One 15' 6" x 10' 3" ( 4.72m x 3.12m ) Bedroom Two 12' 8" x 10' ( 3.86m x 3.05m ) Bedroom Three 8' 4" x 7' 6" ( 2.54m x 2.29m ) First Floor Bathroom





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### **Oulton Crescent, Barking**

- THREE BEDROOM HOUSE
- LARGE THROUGH LOUNGE
- LEFTLEY ESTATE
- LARGE REAR GARDEN
- CLOSE TO LOCAL SCHOOLS

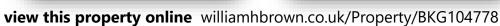
Tenure: Freehold EPC Rating: D

offers over

£510,000









Property Ref: BKG104778 - 0006 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 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 Glenny



### 020 8594 3017

Coogle



barking @williamhbrown.co.uk

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

Woodbridge Rd

Stratton Dr

Woodbridge F

Map data ©2024

Outton Cres

Manor Infant School

Please note the marker reflects the

postcode not the actual property



### williamhbrown.co.uk