



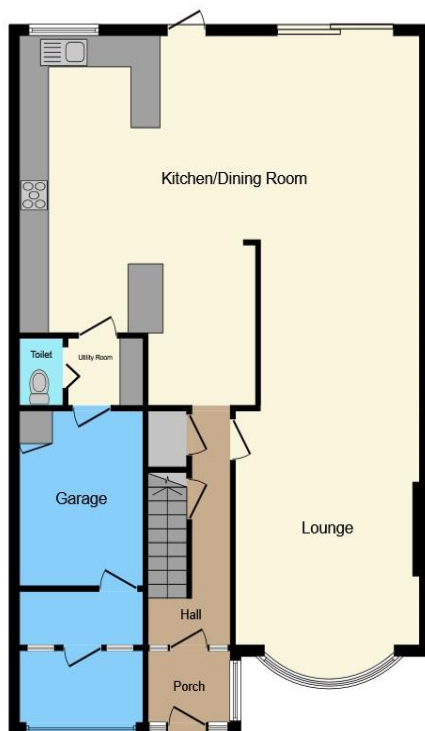
Dereham Road, Barking, IG11 9HA

welcome to

Dereham Road, Barking

Superb SIX BEDROOM Semi Detached Family House set in the heart of the LEFTLEY ESTATE. The property benefits from a Spacious Through Lounge, Two Bathrooms, a Studio/Work room and a Fabulous Kitchen Diner.





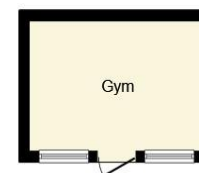
Ground Floor



First Floor



Second Floor



Outbuilding

Hallway

Lounge

35' into bay x 12' 6" (10.67m into bay x 3.81m)

Kitchen Diner

17' x 14' 8" (5.18m x 4.47m)

Studio/Work Room

14' 2" x 8' 1" (4.32m x 2.46m)

Guest Wc

First Floor Landing

Bedroom One

14' into bay x 10' 6" (4.27m into bay x 3.20m)

Bedroom Two

12' 3" x 10' 3" (3.73m x 3.12m)

Bedroom Three

8' 3" x 7' 7" (2.51m x 2.31m)

Bedroom Four

13' 2" x 10' (4.01m x 3.05m)

Bedroom Five

8' 9" x 8' 8" (2.67m x 2.64m)

Bathroom

Shower Room

Bedroom Six

15' x 14' 6" (4.57m x 4.42m)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

welcome to

Dereham Road, Barking

- SIX BEDROOM FAMILY HOUSE
- LEFTLEY ESTATE
- OFF STREET PARKING
- TWO BATHROOMS
- SUMMER HOUSE

Tenure: Freehold EPC Rating: C

offers in excess of

£800,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/BKG105059



Property Ref:
BKG105059 - 0003

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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