



Cecil Avenue, Barking, IG11 9TD

welcome to

Cecil Avenue, Barking

William H Brown is delighted to offer for sale this Three Bedroom Mid-Terrace House, which could make a Fantastic Family Home. The property is located moments from Barking Station and Barking Town Centre, with links from Barking Underground, Overground and C2C.

Reception One

14' 5" x 12' 6" (4.39m x 3.81m)

Reception Two

12' 5" x 13' 8" (3.78m x 4.17m)

Ground Floor Shower Room

Kitchen

13' 3" x 9' 8" (4.04m x 2.95m)

Garden

Bedroom One

14' 2" x 16' (4.32m x 4.88m)

Bedroom Two

12' 4" x 12' 1" (3.76m x 3.68m)

Bedroom Three

10' 4" x 9' 3" (3.15m x 2.82m)

Shower Room

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Cecil Avenue,
Barking

- THREE BEDROOM HOUSE
- EXCELLENT TRANSPORT LINKS
- TWO RECEPTION ROOMS
- TWO SHOWER ROOMS
- CLOSE TO BARKING TOWN CENTRE

Tenure: Freehold EPC Rating: Awaiting

£535,000

view this property online williamhbrown.co.uk/Property/BKG104918



Property Ref:
BKG104918 - 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.

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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