

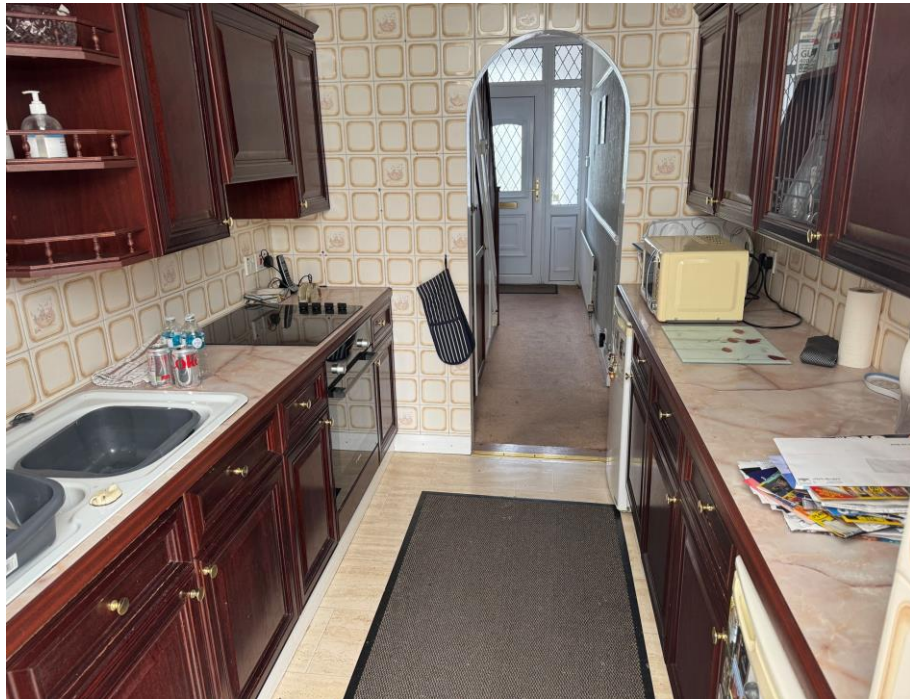


Melford Avenue, Barking, IG11 9HS

welcome to

Melford Avenue, Barking

CHAIN FREE Three Bedroom Mid-Terrace House with a Double Driveway Located on the Sought After Leftley Estate. This is a Fantastic Family Home with Potential for an Extension and Loft Conversion, and it won't be around for long.



CHAIN FREE Three Bedroom Mid-Terrace House with a Double Driveway
Located on the Sought After Leftley Estate, with easy access to Barking and Upney Stations, Bus Routes, Local Schools and Amenities.

This Spacious Property comprises a Through Lounge, Kitchen, Conservatory and a Large Rear Garden.

To the First Floor you have Two Double Bedrooms, One Single Bedroom and a Shower Room.

This is a Fantastic Family Home with Potential for an Extension and Loft Conversion, and it won't be around for long.

Through Lounge

28' 6" into Bay x 12' 9" (8.69m into Bay x 3.89m)

Kitchen

8' 3" x 7' 4" (2.51m x 2.24m)

Conservatory

19' 2" x 7' 8" (5.84m x 2.34m)

First Floor Shower Room

Bedroom One

15' 7" x 9' 3" (4.75m x 2.82m)

Bedroom Two

11' 7" x 8' 7" to wardrobes (3.53m x 2.62m to wardrobes)

Bedroom Three

8' 3" x 7' 4" (2.51m x 2.24m)



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welcome to Melford Avenue, Barking

- CHAIN FREE
- DOUBLE DRIVEWAY
- CONSERVATORY
- LEFTLEY ESTATE
- EASY ACCESS TO UPNEY & BARKING STATIONS

Tenure: Freehold EPC Rating: Awaiting
Council Tax Band: D

offers in excess of
£550,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/BKG105197



Property Ref:
BKG105197 - 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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