



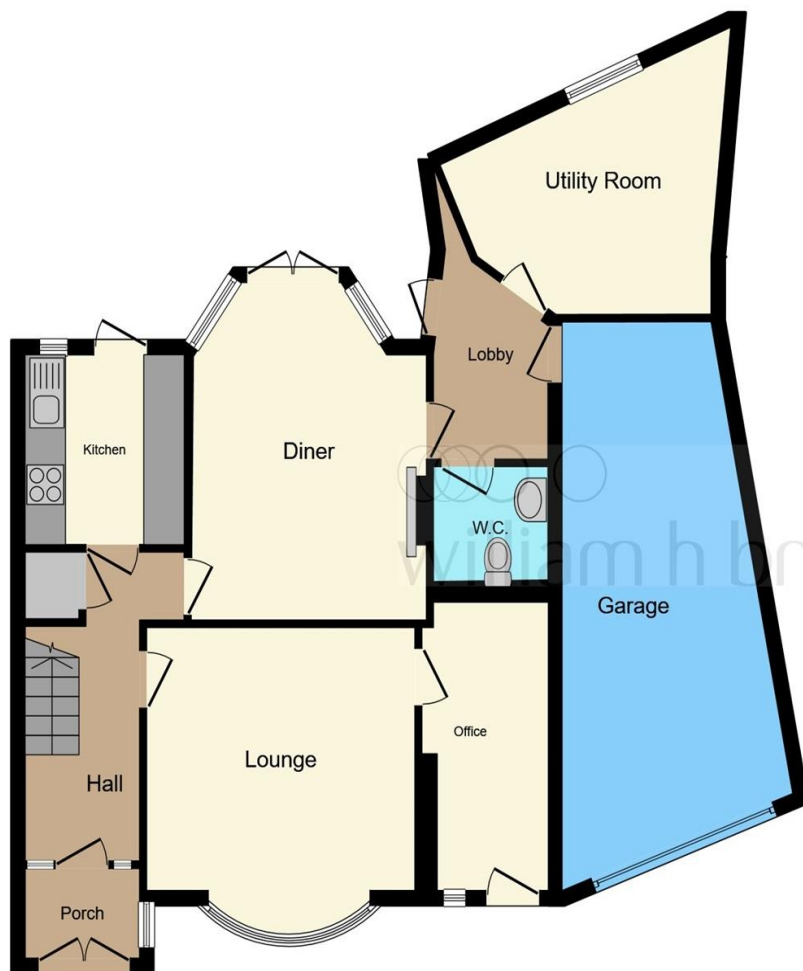
Westrow Drive, Barking, IG11 9BH

welcome to

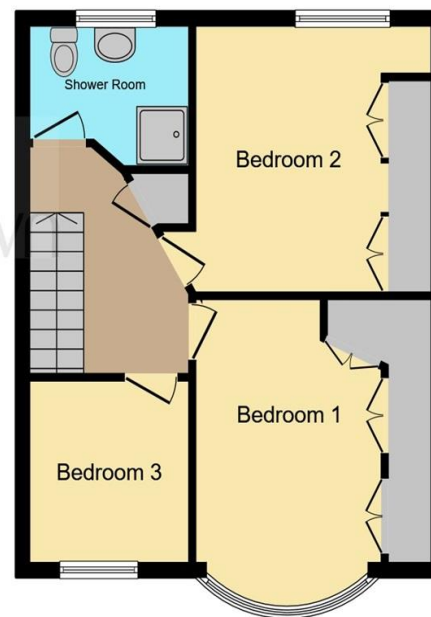
Westrow Drive, Barking

CHAIN FREE Three Bedroom Semi Detached House with a Driveway and Large Garage/Workshop accessed via an Electric Up and Over Door, situated on the Desirable Leftley Estate and within a short walk of Upney Station, Bus Routes, Local Schools and Amenities.





Ground Floor



First Floor

Reception One/Lounge

15' 7" x 12' 9" (4.75m x 3.89m)

Office

14' 9" x 11' 6" (4.50m x 3.51m)

Reception Two/Dining Room

16' x 11' 4" (4.88m x 3.45m)

Ground Floor Wc

Kitchen

8' 5" x 7' 4" (2.57m x 2.24m)

Utility Room

9' 1" x 8' 9" (2.77m x 2.67m)

Garage

19' 2" x 16' 4" (5.84m x 4.98m)

Bedroom One

15' 4" into Bay x 9' 3" (4.67m into Bay x 2.82m)

Bedroom Two

12' 6" x 10' 7" to wardrobe (3.81m x 3.23m to wardrobe)

Bedroom Three

7' 4" x 9' 6" (2.24m x 2.90m)

Shower Room

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

welcome to

Westrow Drive, Barking

- THREE BEDROOM HOUSE
- LEFTLEY ESTATE
- DRIVEWAY
- LARGE GARAGE/WORKSHOP TO THE SIDE
- UTILITY ROOM

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

offers in excess of

£650,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/BKG103056



Property Ref:
BKG103056 - 0007

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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 **william h brown**
Incorporating
**Porter
Glenny**



020 8594 3017



barking@williamhbrown.co.uk



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



williamhbrown.co.uk