

Shirley Gardens, Barking, IG11 9UZ



welcome to

Shirley Gardens, Barking

William H Brown is delighted to offer for sale this excellent THREE BEDROOM HOME situated in the heart of the Faircross Estate and just a short walk from the Station and Shops.













Entrance Hall

Door and window to front, under stairs cupboard, wood laminate flooring, radiator.

Lounge

15' 7" x 13' 7" (4.75m x 4.14m)
Double glazed bay window to front, radiator.

Dining Room

14' 4" x 11' 10" (4.37m x 3.61m) Double glazed sliding doors to garden, wood laminate flooring, radiator.

Kitchen

9' 6" x 8' 1" (2.90m x 2.46m)

Window to rear. Fitted kitchen comprising wall and base units incorporating sink/drainer, integrated electric oven and gas hob, integrated dishwasher, plumbing for washing machine. Tiled splashbacks.

Bedroom One

15' 7" \times 10' 9" ($4.75m \times 3.28m$) Double glazed bay window to front, fitted wardrobes, radiator.

Bedroom Two

12' 2" x 11' 9" (3.71m x 3.58m) Double glazed window to rear, wood laminate flooring, radiator.

Bedroom Three

 $8' \ 2'' \ x \ 7' \ 5'' \ (\ 2.49 \ m \ x \ 2.26 \ m)$ Double glazed window to front, wood laminate flooring, radiator.

Bathroom

Two double glazed windows to rear. Bathroom suite comprising bath with mixer taps and over bath shower, wash hand basin, wc. Storage cupboard, access to loft, tiled walls.

Front Garden Rear Garden

Measuring approximately 80'. Paved patio area, large lawn with mature shrubs. Two sheds to remain.





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- TWO RECEPTION ROOMS
- LARGE REAR GARDEN
- SPACIOUS ACCOMMODATION
- POTENTIAL TO EXTEND
- **FAIRCROSS ESTATE**

Tenure: Freehold EPC Rating: D

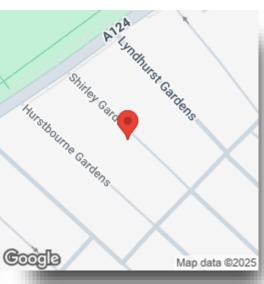
Council Tax Band: D

£525,000







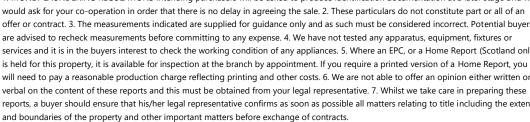


Please note the marker reflects the postcode not the actual property





Property Ref: BKG104915 - 0003 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we offer or contract. 3. The measurements indicated are supplied for quidance only and as such must be considered incorrect. Potential buyers 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) 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 reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent





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William H Brown Corp 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.