



Payne Close, Barking

Offers Over £400,000



- No onward chain
- An excellent size two bedroom house
- Located within 0.2 miles of Upney train station
- Nice size kitchen
- Great size lounge/diner
- Ground floor wc
- Two spacious double bedrooms
- Two en-suite bathroom/shower rooms
- Lovely size rear garden
- Driveway parking



Nestled in the desirable area of Payne Close, Barking, this charming terraced house presents an excellent opportunity for both first-time buyers and investors alike. With the added benefit of no onward chain, this property is ready for you to move in and make it your own.

Conveniently located just 0.2 miles from Upney tube station, commuting to central London is a breeze, making this home ideal for those who work in the city yet wish to enjoy the tranquillity of suburban living. The property boasts a generous living space, featuring an inviting entrance hallway that leads to a well-appointed ground floor WC. The kitchen is of a good size, perfect for culinary enthusiasts, while the large lounge/diner provides an excellent area for relaxation and entertaining guests.

The house comprises two spacious double bedrooms, each with its own en-suite bathroom/shower room, ensuring privacy and comfort for all occupants. This thoughtful layout is perfect for families or those who enjoy hosting visitors.

Outside, the property benefits from a lovely rear garden, offering a peaceful retreat for outdoor activities or simply unwinding after a long day. Additionally, driveway parking is available, providing convenience for residents and their guests.

In summary, this terraced house in Barking is a fantastic find, combining a prime location, ample living space, and modern amenities. Do not miss the chance to view this delightful property and envision your future in this wonderful home.

Spacious entrance hall gives access to all rooms. Storage cupboard. Access is given to ground floor cloakroom/WC. Kitchen 10'1 x 6'1 double glazed window to front. Wall and base mounted units with matching storage drawers. Work surfaces housing sink drainer. Gas hob, oven and extractor hood to remain. Tiling to splash backs. Lounge/diner 18'9 x 12'5 French double glazed doors to rear. Stairs lead to first floor accommodation. Feature fireplace. Smooth ceiling with spotlighting.

First floor landing is home to two bedrooms, en-suite bathroom and en-suite shower room.

Bedroom one 12'5 x 12'3 max. Double glazed window to rear.

En-suite comprises shower, wash hand basin and WC. Storage cupboard.

Bedroom two 12'5 x 8'3 double glazed window to front.

En-suite bathroom comprises, panel bath, vanity wash hand basin and WC. Part tiling to walls.

Rear garden is predominately lawned with patio seating area.

Driveway parking.

The property also has outside storage cupboard.

Council Tax Band: D

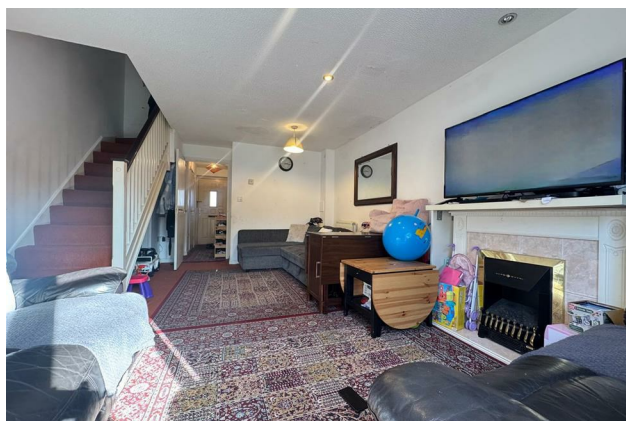
Local Authority: Barking & Dagenham

Disclaimer: Council Tax is given as a guide only and should be checked and confirmed before exchange of contracts.

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The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only and are not precise.

Floorplans where included may not be to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.



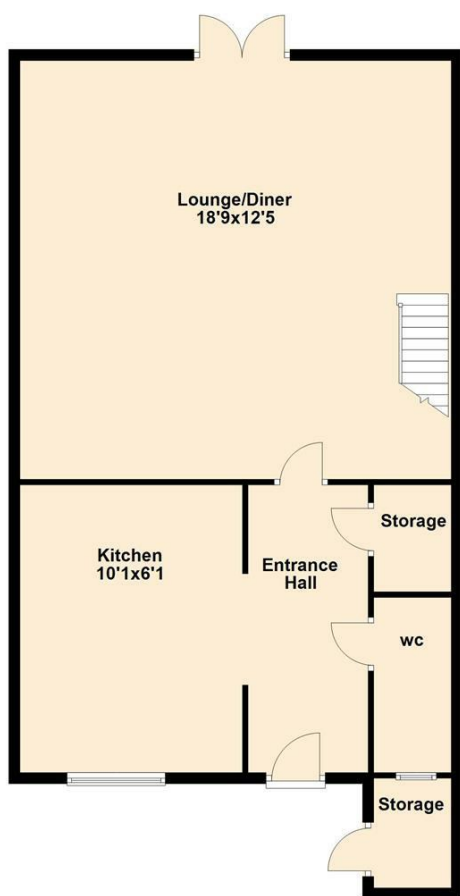
Local Life

The name Barking came from Anglo-Saxon Berecingas, meaning either "the settlement of the followers or descendants of a man called Bereca" or "the settlement by the birch trees". In AD 735 the area was Berecingum and was known to mean "dwellers among the birch trees" By AD 1086, it had become Berchingae as evidenced by the manor's entry in the Domesday Book.

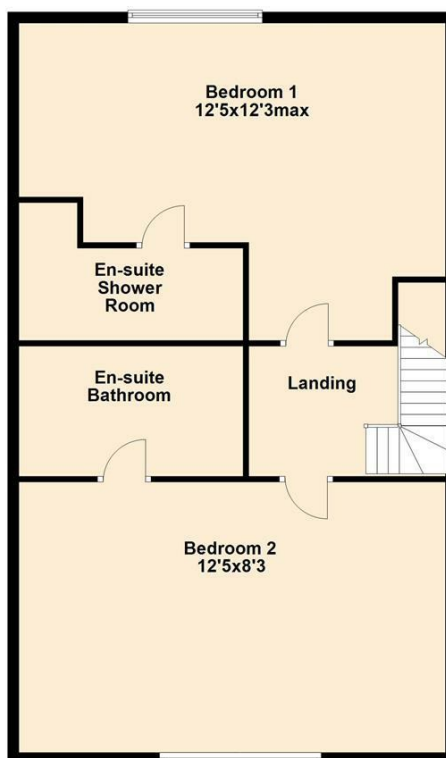
Excellent location for local amenities, bus routes and A13 access



Ground Floor



First Floor





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