

DURDEN & HUNT

INTERNATIONAL



Blake Avenue, Barking IG11

Offers In Excess Of £500,000

- Excellent Transport Links
- Approved Planning Permission (22/00973/HSE)
- Separate Kitchen
- First Floor WC
- Off Road Parking
- Opportunity For Downstairs Living
- Downstairs Bathroom
- Large Garden
- Good Sized Living Room
- Three Bedrooms

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Council Tax Band: D



Located in the vibrant and well connected Barking area, this semi detached home offers flexible living space and great potential to further enhance or extend, making it ideal for families or those looking for adaptable accommodation.

The ground floor includes a good sized living room, a separate kitchen, a downstairs bathroom, and a versatile bedroom featuring a charming fireplace. This additional room could serve as a guest bedroom, home office, or second reception room, offering options for ground floor living.

Upstairs, there are three good sized bedrooms, each with built in storage, and a separate WC.

The property offers excellent scope for modern updates to suit individual style and needs. Planning permission (Ref: 22/00973/HSE) has been approved for a part two storey, part single storey rear extension, along with changes to the front and side elevations. This provides exciting potential for future development, subject to renewed approval.

Outside, the large rear garden features both patio and lawn areas, ideal for entertaining or family time. A side gate provides access to the front of the property, where there is off road parking.

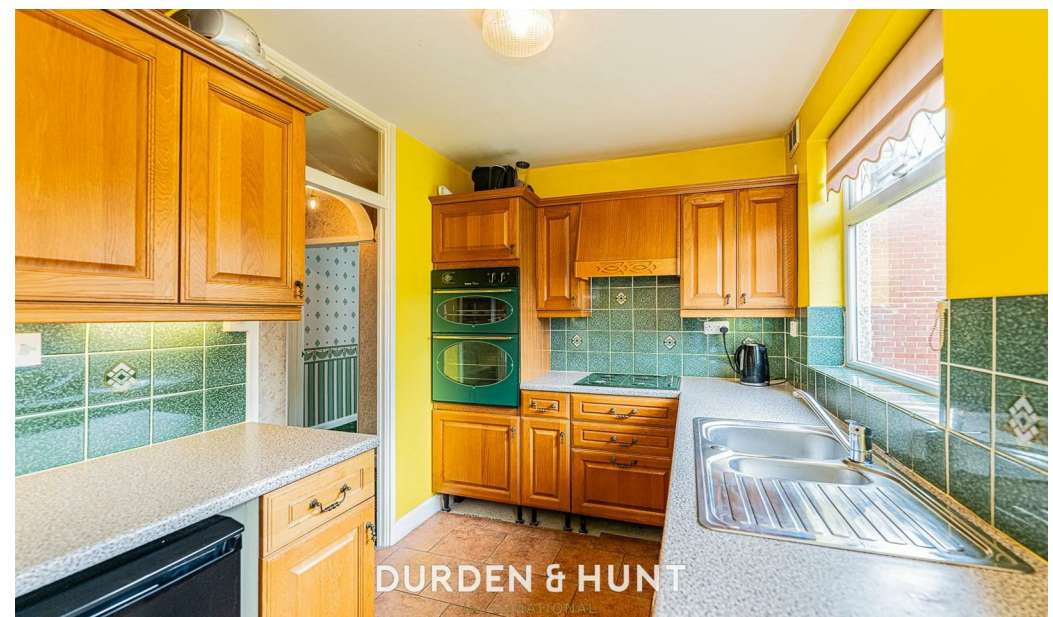
Ideally located for a wide range of local amenities, including shops, cafes, and well regarded schools, the property offers both convenience and a strong sense of community. Upney Station, served by the District Line, provides excellent transport connections, while the A13 offers straightforward access to central London and beyond. For outdoor enjoyment, Mayesbrook Park offers generous green space for walking, leisure, and recreation.

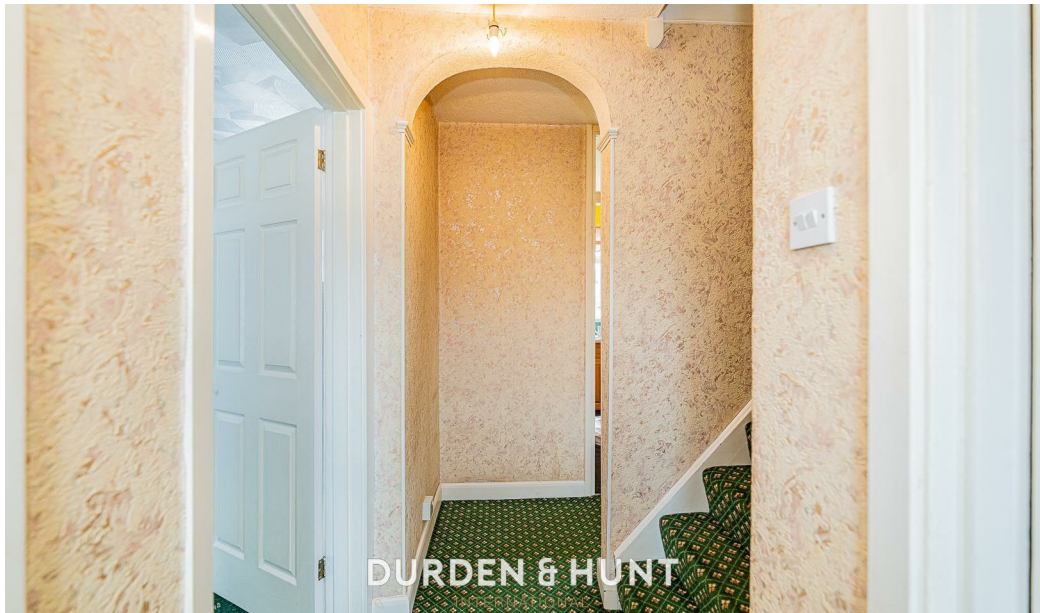
Contact Durden & Hunt for a viewing!

Council Band D Barking And Dagenham

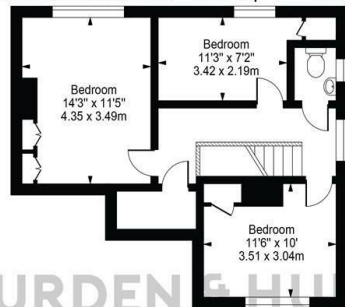
Consumer Protection from Unfair Trading Regulations 2008.
Misrepresentations Act 1967. Property Misdescriptions Act 1991.

These details are prepared as a general guide only and should not be relied upon as a basis to enter a legal contract or to commit expenditure. The sales particulars may change in the course of time and any interested party is advised to make a final inspection of the property prior to exchange of contracts or signing of a tenancy agreement. Durden & Hunt have not tested any apparatus, equipment, fixtures and fittings or services. Items shown in photographs are not necessarily included. On occasion photographs may be owner supplied. On most occasions features and facilities of a property are owner advised and potential buyers/tenants are advised to confirm these. Please note that service charge, ground rent and lease lengths are subject to change, and the information we have supplied was true at time of instruction. References to the tenure, lease length, ground rent and service charges for any property are based on information supplied by the seller, buyers are advised to obtain verification of these stated figures from their solicitor before purchasing. Any mention of planning potential or planning permission is based on the current owners opinion, a potential buyer should assume that this is a speculative opinion only and is not based on planning permission being granted or professional advice, unless otherwise stated. Any reference to distance to stations, amenities or schools are taken from portal estimated distances, buyers are advised to do their own research on distances. Buyers/Tenants must check the availability of any property and make an appointment to view before embarking on any journey to see a property. Durden & Hunt are a proud member of The Property Ombudsmen.

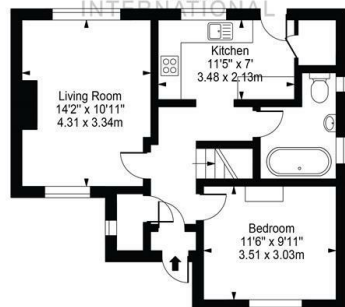




Blake Avenue
Approx. Gross Internal Area 1084 Sq Ft - 100.71 Sq M



First Floor



Ground Floor

For Illustration Purposes Only - Not To Scale

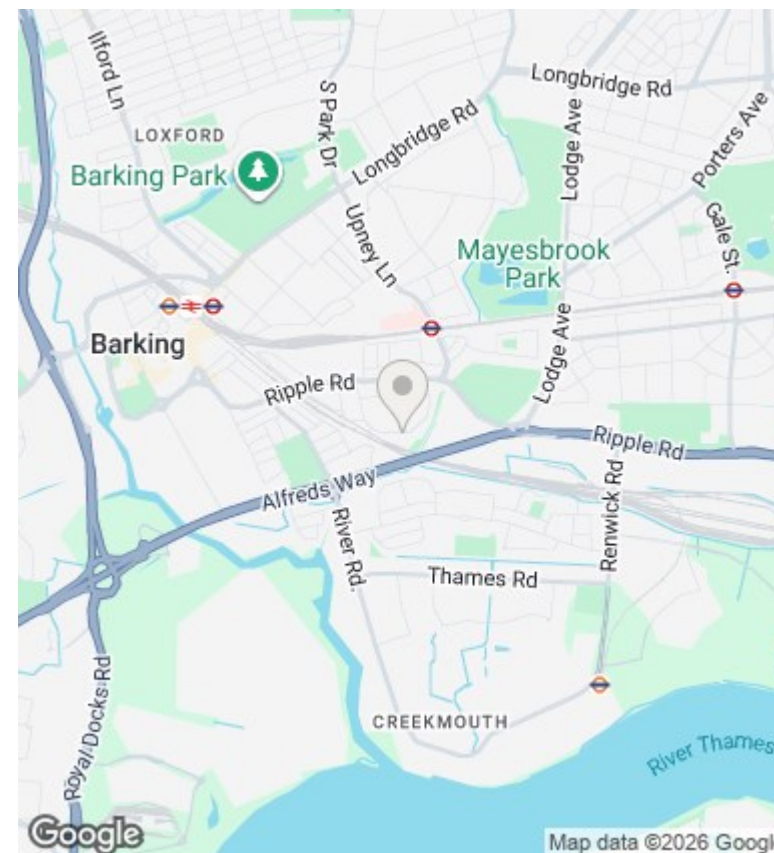
This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

Viewings

Viewings by arrangement only. Call 01708 202 777 to make an appointment.

Council Tax Band

D



| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 86 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 61 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |