



## 2 Payne Close, Barking - IG11 9PL

£600,000 Freehold

Guide Price £600,000 - £650,000 • End-Of-Terrace Modern Family 3 Bedroom House in a Cul De Sac Location • Upstairs Family Bathroom / Downstairs Cloakroom / En-Suite to Master Bedroom • Integral Garage with a Driveway to Accommodate 3 Cars • Just off Upney Lane close to Upney Station (District Line / Hammersmith & City Line) • Potential to Extend to the Side/ Rear & Loft Space (STPP) • Side Access to a Mature Garden • Conservatory added to the Rear • Ready to Move In • No Onward Chain



**020 3026 4420**  
**sales@hceuk.com**

Modern three-bedroom end-terrace house near Upney Station with garage, driveway, en-suite, garden, and no chain. Ready to move in, with potential to extend (STPP). Ideal for families and commuters.

Council Tax band: E

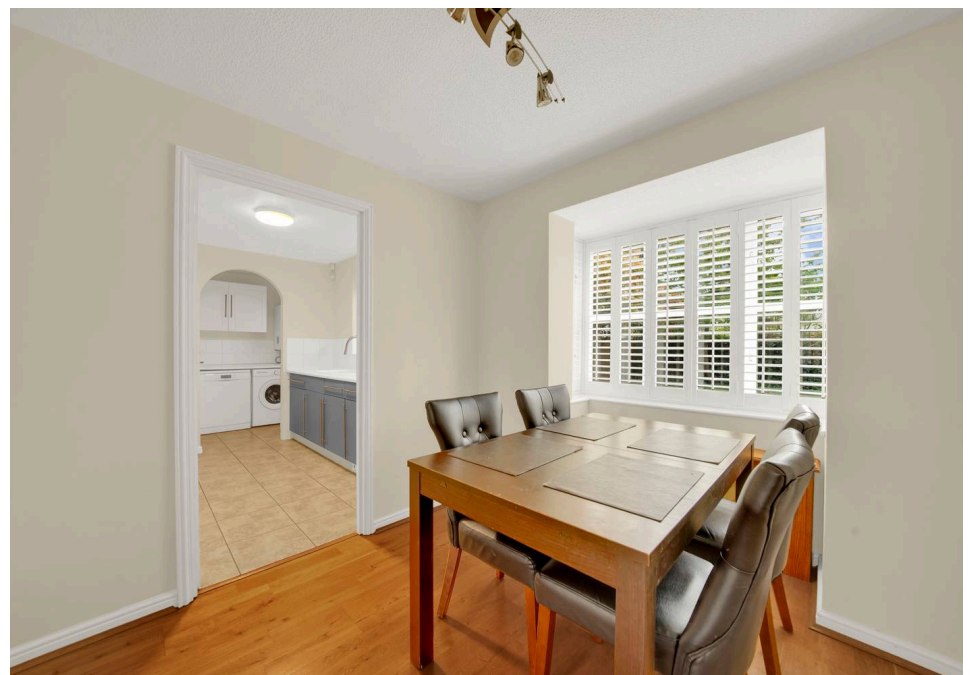
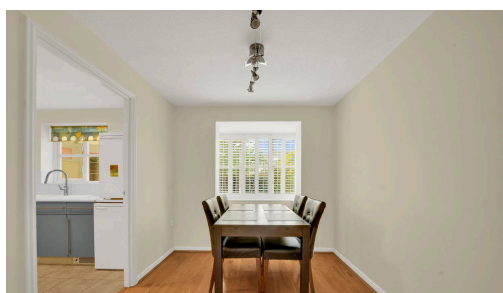
Tenure: Freehold

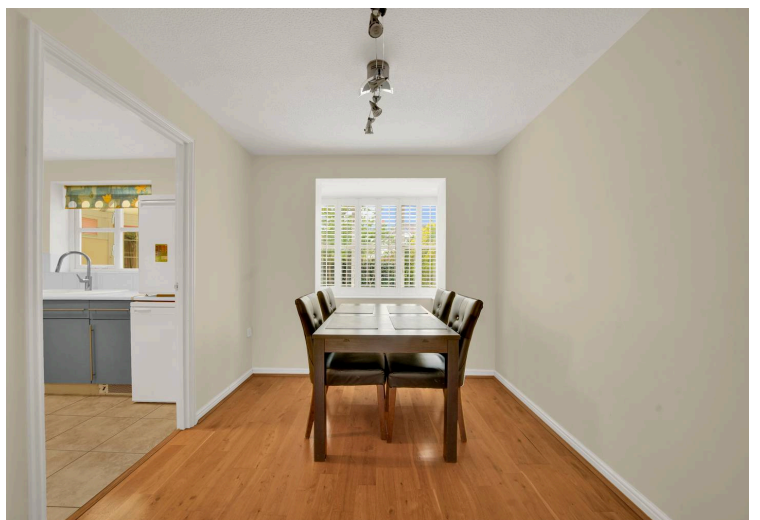
EPC Energy Efficiency Rating: C

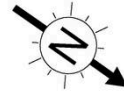
EPC Environmental Impact Rating: C



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- Integral Garage with a Driveway to Accommodate 3 Cars
- Just off Upney Lane close to Upney Station (District Line / Hammersmith & City Line)
- Potential to Extend to the Side/Rear & Loft Space (STPP)
- Side Access to a Mature Garden
- Conservatory added to the Rear
- Ready to Move In







**GROSS INTERNAL AREA (GIA)**  
The footprint of the property  
108.6 sq m / 1169 sq ft

**TOTAL STORAGE SPACE**  
Storage and wardrobe total area  
3.3 sq m / 35 sq ft

**EXTERNAL FEATURES**  
Garden, Balcony, Terrace, Verandah etc.  
257.7 sq m / 2773 sq ft

**RESTRICTED HEAD HEIGHT**  
Limited use area under 1.5m  
0.0 sq m / 0.0 sq ft

Disclaimer : Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

**Maison  
VUE**

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