



Keir Hardie Way, Barking, IG11 9NY

Offers In Excess Of £475,000





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# Keir Hardie Way

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- EPC - C
- GROUND FLOOR WC
- FIRST FLOOR FAMILY BATHROOM
- WALKING DISTANCE TO UPNEY STATION
- SMART EV CAR CHARGER
- THREE DOUBLE BEDROOMS
- OFF STREET PARKING
- PROPERTY IS IN GREAT CONDITION
- GAS CENTRAL HEATING AND DOUBLE GLAZED WINDOWS
- POTENTIAL FOR REAR AND LOFT EXTENTIONS (STPP)

Nestled in the desirable area of Keir Hardie Way, Barking, this charming house presents an excellent opportunity for families and professionals alike. Boasting three spacious double bedrooms, this property offers ample living space for comfortable family life. The well-appointed kitchen-diner is perfect for both casual meals and entertaining guests, while the ground floor WC adds convenience for busy households.

The first-floor bathroom is thoughtfully designed, ensuring that all family members have easy access to essential facilities. With gas central heating and double-glazed windows throughout, the home promises warmth and energy efficiency, making it a practical choice for modern living.

One of the standout features of this property is the off-street parking available for two vehicles, providing peace of mind and ease of access. Additionally, the potential for extension offers exciting possibilities for those looking to personalise their home further.

Situated within walking distance of Upney Station, commuting to central London and beyond is both straightforward and convenient. The surrounding area is well-served by local amenities, schools, and parks, making it an ideal location for families.

In summary, this delightful house on Keir Hardie Way is a fantastic opportunity for anyone seeking a comfortable and versatile home in Barking. With its generous living space, convenient location, and potential for expansion, it is sure to attract considerable interest. Don't miss your chance to make this property your own.



## ENTRANCE HALL

KITCHEN - DINER 15'7" x 9'11" (4.77m x 3.04m)

RECEPTION ROOM 15'7" x 9'11" (4.75m x 3.04m)

GROUND FLOOR WC 4'11" x 2'10" (1.52m x 0.87m)

## STAIRS TO FIRST FLOOR

BEDROOM ONE 11'10" x 10'4" (3.63m x 3.17m)

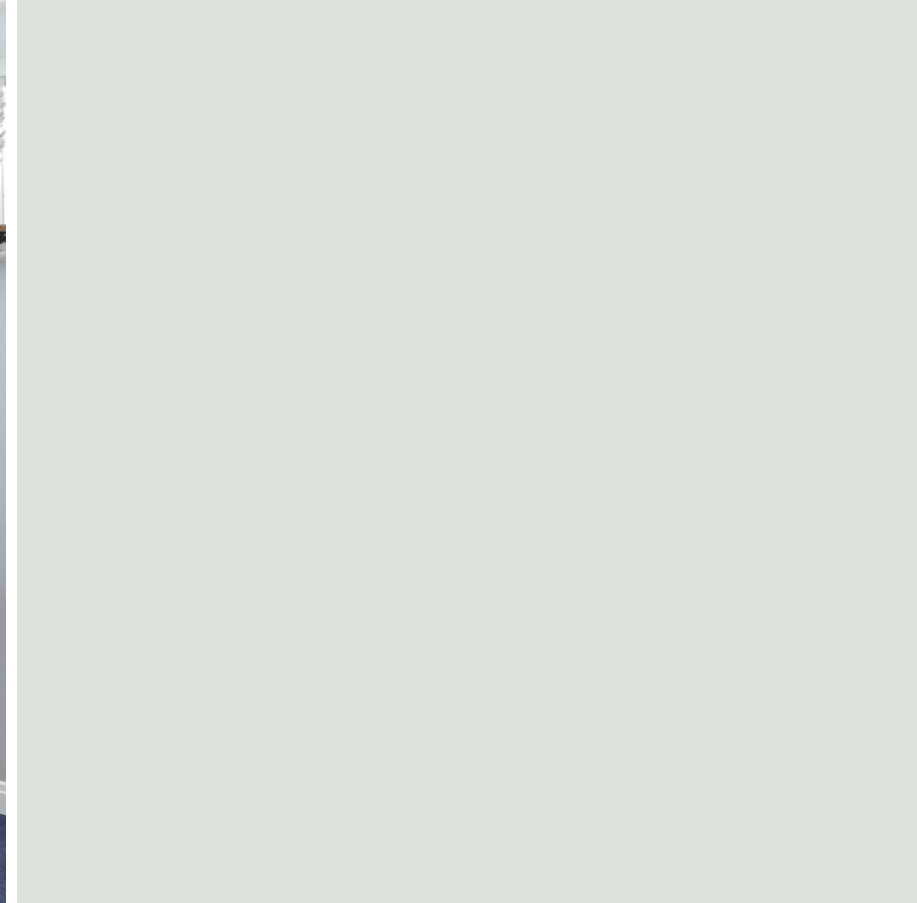
BEDROOM TWO 10'4" x 9'8" (3.17m x 2.95m)

BEDROOM THREE 10'0" x 8'8" (3.06m x 2.65m)

FIRST FLOOR FAMILY BATHROOM  
6'10" x 6'6" (2.09m x 2.00m)

## EXTERIOR

## AGENTS NOTE

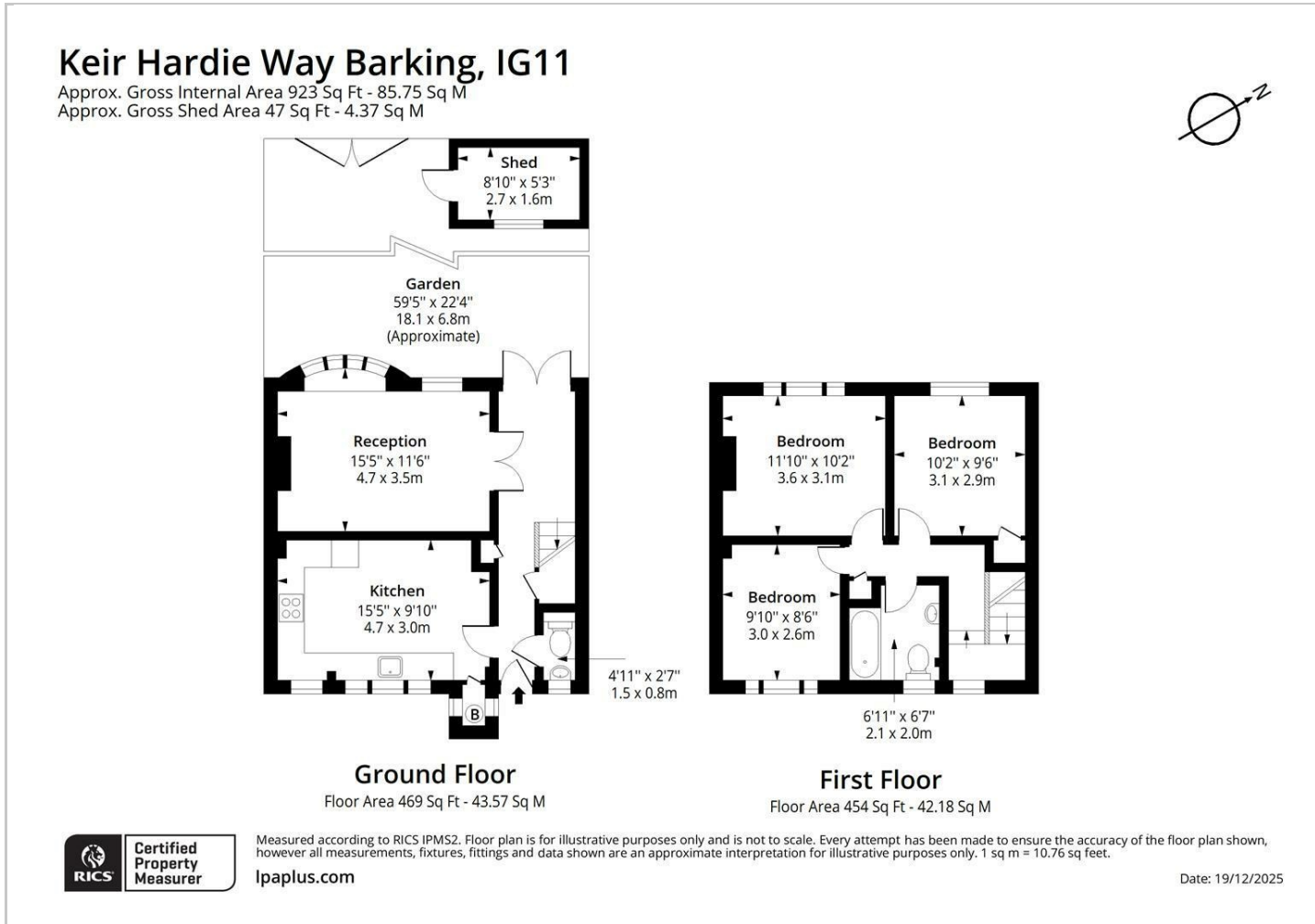


Directions

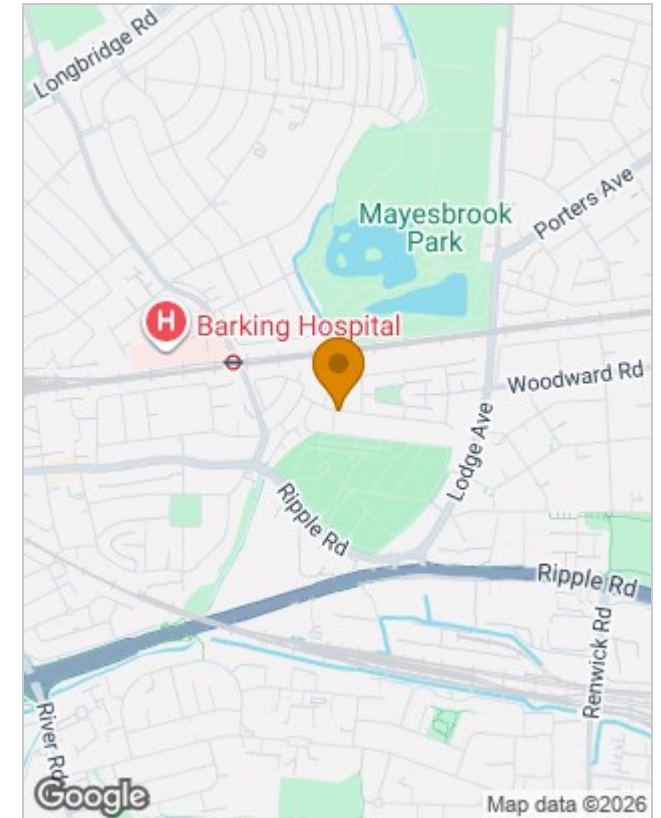




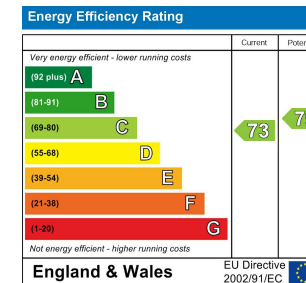
## Floor Plans



## Location Map



## Energy Performance Graph



## Viewing

Please contact our Seven Kings Sales Office on 020 8597 7372 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.