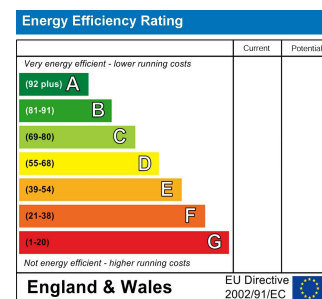




Total Area (Excluding Eaves Storage): 140.2 m<sup>2</sup> ... 1509 ft<sup>2</sup>

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



## SANDRINGHAM ROAD, BARKING

### Offers In Excess Of £750,000 Freehold

### 5 Bed House



#### Features:

- Five Bedroom House
- Architecturally Extended & Designed
- Semi Detached
- Two Bathrooms + Downstairs WC
- Landscaped Garden
- Rear Access
- Beautiful Handmade Kitchen
- Driveway For Two Cars
- Flooded with Natural Light
- Art Deco Period Features

Located in Barking a short distance from Upney Station, this beautifully extended five-bedroom semi-detached home combines striking architectural design with elegant Art Deco features. The property offers bright, spacious living throughout, centred around a stunning handmade kitchen, perfect for modern family life.

With two bathrooms, a downstairs WC, and utility, it's designed for both enjoyment and convenience. The landscaped garden with rear access offers a secluded retreat, while a driveway for two cars will be brilliantly practical.

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### IF YOU LIVED HERE...

Step inside this impressive architecturally extended home and you're welcomed by a bright entrance hall, immediately setting the tone for the light-filled interiors, where a cohesive palette of green tones has been thoughtfully curated throughout.

To the front, a generous reception room features a striking mantelpiece, creating a warm yet elegant living space. Sliding doors offer flexibility between open plan flow and more intimate, self-contained areas, leading through to a beautifully designed handmade kitchen with sleek units and high-spec appliances. This space flows effortlessly into the dining area, ideal for both entertaining and everyday living, with views across the landscaped garden. A downstairs WC and utility room add further practicality.

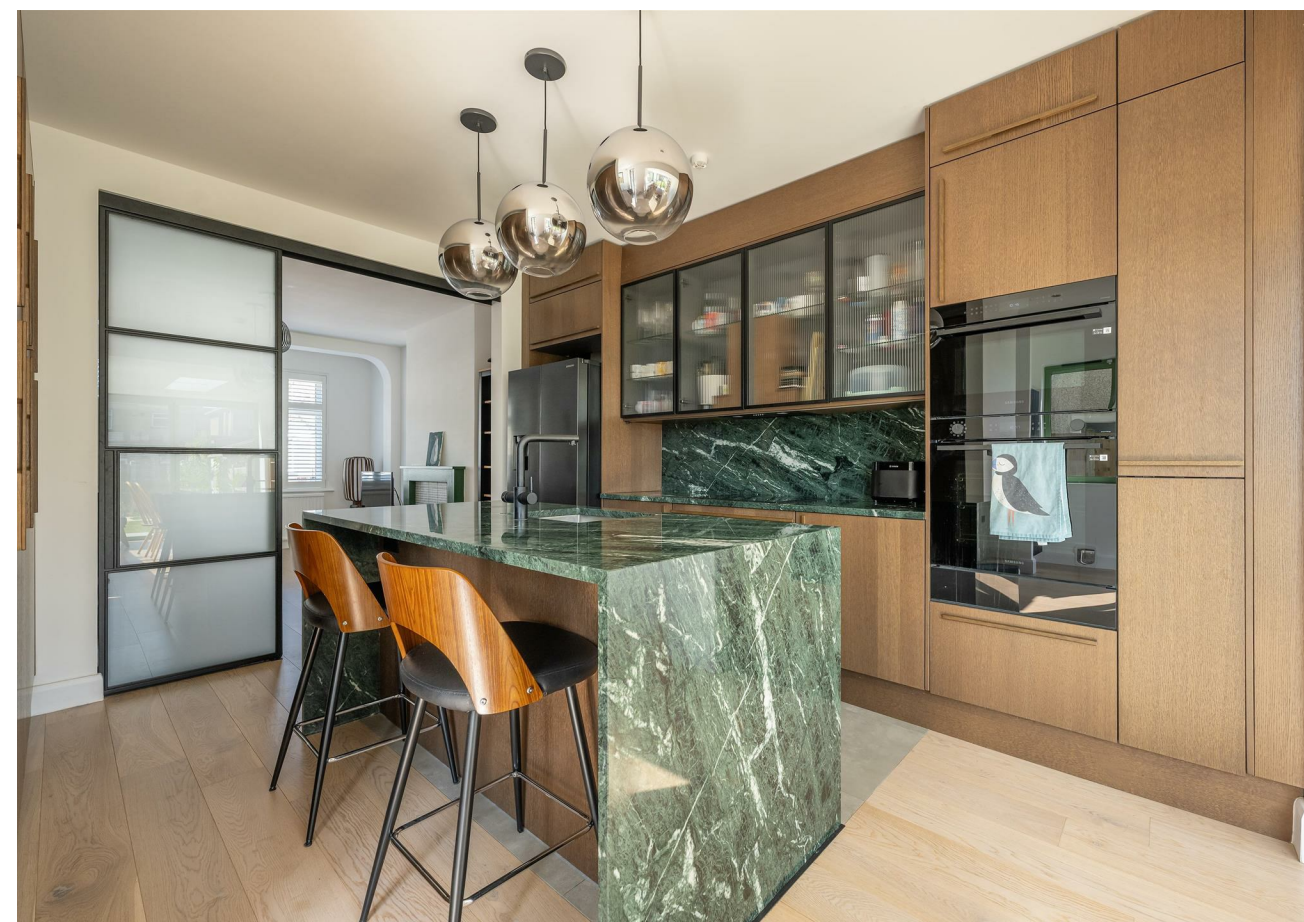
On the first floor are three smart bedrooms and a stylish family bathroom, complete with both a bathtub and separate shower. The loft has been cleverly converted to provide an additional contemporary bathroom, a stunning master bedroom with floor-to-ceiling windows, and a further bedroom, perfect as a study.

Outside, the approx 60 foot garden offers a peaceful retreat with rear access and a striking perspective of the home's impressive green brick/living wall extension. To the front, a driveway provides off-street parking for two cars.

Beyond your home, you've got some excellent transport options, with the District line from nearby Upney station, as well as the Hammersmith & City line, Elizabeth line, c2c, Suffragette Overground and the Thames Uber boat from Barking. There are also multiple bus connections including the Superloop.

### WHAT ELSE?

- Parents will be pleased to know that there are some fantastic primary and secondary schools within a very short walk.
- Drivers can be on the North Circular in around 10 minutes, and M25 just slightly longer. You've also got easy access to the A13, A12 and A406.
- As well as all the greenery, you're not far from the River Thames. Head down to the Barking Riverside extension, an award-winning redevelopment where you'll find an emerging scene full of exciting amenities.



### A WORD FROM THE OWNER...

"The house is on the Leftley estate which is a well known area of larger family homes in Barking; with excellent Infant and Junior schools just 10 minutes walk from the house and an OFSTED outstanding secondary school just as close - but not too close to be affected by the school run!

Both Barking Park and Mayesbrook Park are less than ten minutes walk away with the Tudor mansion of Eastbury Manor just a brief walk away which holds regular events (including outdoor Shakespeare!). The house is recently refurbished with design from an award winning architect. Finally, The Acorn pub is a short walk and offers good food and drink, families welcome too!"

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**Reception Room**  
12'11" x 15'3"

**Kitchen**  
10'0" x 13'1"

**Dining Room**  
10'0" x 10'8"

**Utility/Storage**

**Downstairs WC**

**Bathroom**  
7'8" x 9'4"

**Bedroom**  
10'9" x 13'1"

**Bedroom**  
11'5" x 15'5"

**Bedroom**  
7'2" x 7'6"

**Bedroom**  
10'11" x 12'4"

**Study**  
7'9" x 9'3"

**Bathroom**  
14'4" x 5'1"

**Eaves Storage**

**Garden**  
approx 60'0" x 24'7"



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