



## 52 Cavendish Gardens, Barking, IG11 9DU

Offers Over £550,000

- Sought-after Leftley Estate location
- Two reception rooms
- Ground floor shower room and first floor family bathroom
- Excellent potential to extend into the loft (STPP)
- Three bedroom terraced house
- Modern open-plan living, dining, and kitchen area
- Off-street parking and good-sized garden

# 52 Cavendish Gardens, Barking IG11 9DU

Beautiful THREE bedroom for sale on Cavendish Gardens Leftley Estate.

Maybury Estates are delighted to offer for sale this beautiful three bedroom terraced house situated in the sought-after Leftley Estate, this spacious three-bedroom family home offers excellent living accommodation and plenty of potential to make it your own.

The ground floor features a bright and versatile open-plan living, dining, and kitchen area, perfect for modern family life and entertaining, in addition to a separate reception room that can be used as a lounge, study, or playroom. A convenient shower room is also located on the ground floor.

Upstairs, you'll find three well-proportioned bedrooms and a family bathroom.

Externally, the property benefits from off-street parking, a generously sized garden, and further potential to extend into the loft (STPP).

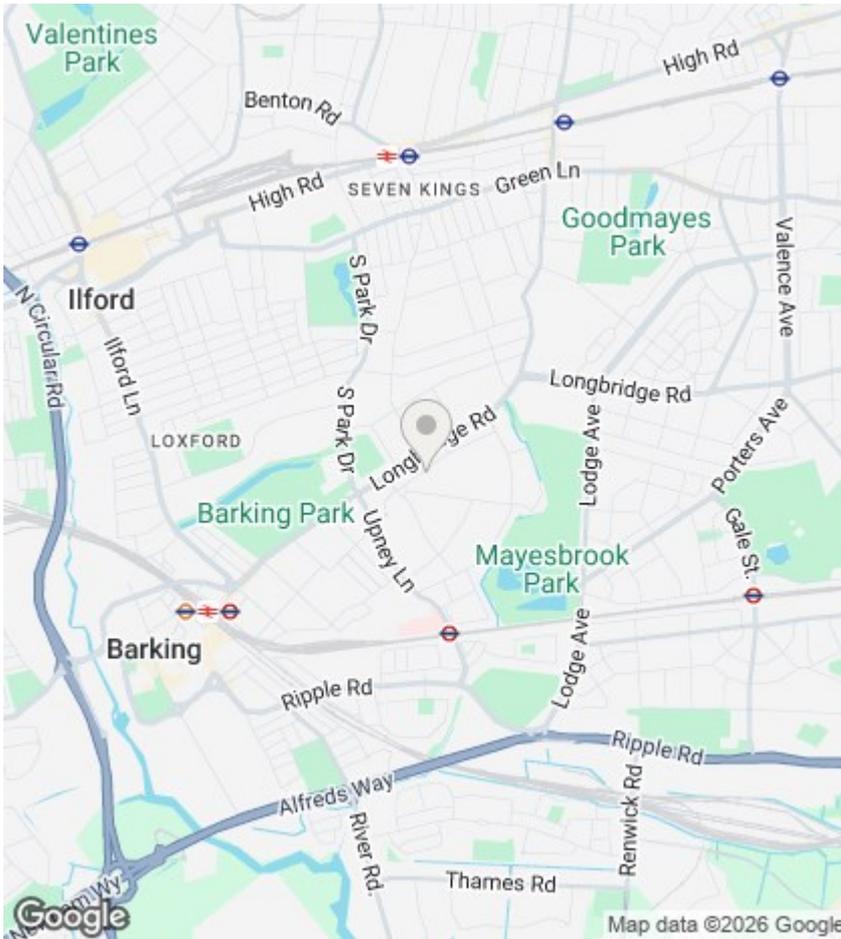
With its great location, size, and scope to add value, this is an excellent opportunity for buyers looking for a long-term family home in a prime residential area.



Council Tax Band: D







**Directions**

**Viewings**

Viewings by arrangement only. Call 0207 018 0660 to make an appointment.

**EPC Rating:**

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>66</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

