



104 Dereham Road, Barking, IG11 9EY

Price Guide £535,000

- Three-bedroom house Leftley Estate
- Bright conservatory overlooking rear garden
- Off-street parking to front
- Short walk to Longbridge Road (shops & transport links)
- Spacious through lounge (living & dining area)
- First-floor family bathroom
- Large double garage to rear
- Guide Price £535.000 - £550.000

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Dereham Road, IG11 9EY – Barking, Leftley Estate

Maybury Estates are delighted to offer for sale this well-presented three-bedroom family home situated within the popular Leftley Estate.

The property offers a spacious through lounge, providing an excellent open-plan living and dining area ideal for both relaxing and entertaining. The fitted kitchen leads into a bright conservatory, creating additional versatile living space overlooking the rear garden.

Upstairs features three well-proportioned bedrooms and a first-floor family bathroom.

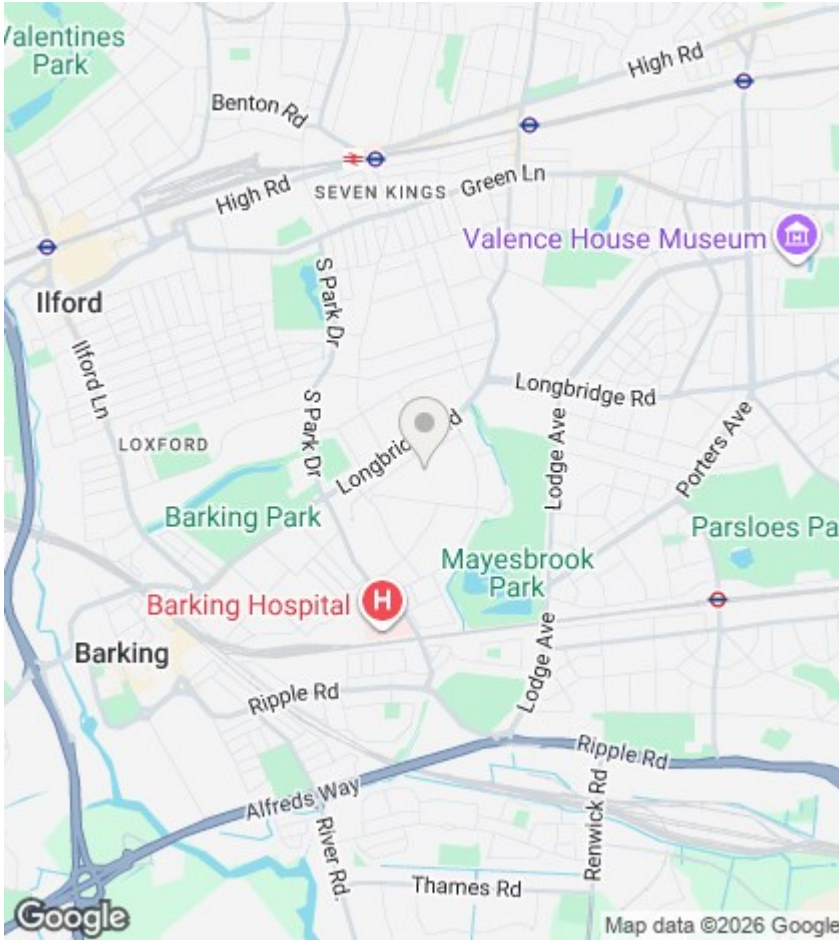
Externally, the property benefits from off-street parking to the front and a substantial double garage to the rear, accessed via a slip road. Conveniently located just a short walk from Longbridge Road, offering easy access to local shops, schools, and transport links.

An ideal purchase for families or investors alike.



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) A			
(81-91) B			
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Dereham Road, Barking IG11

Approximate Gross Internal Floor Area : 119.0 sq m / 1280.90 sq ft
(Excluding Garage)

Garage Area : 34.90 sq m / 375.66 sq ft