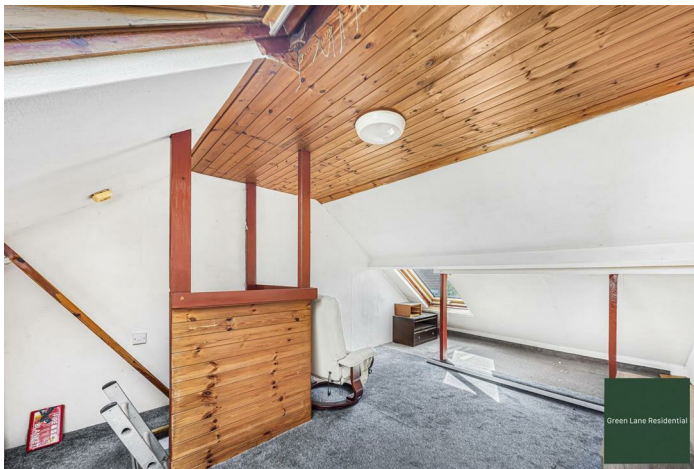


FREEHOLD



House (EPC Rating: D)

25 NETHERFIELD GARDENS, BARKING, IG11
9TL

Offers over

£450,000

Green Lane Residential

Your personal estate agents with over 50 years experience



3



1



2



D

3 Bedroom House located in Barking

A Cherished Family Home with Exceptional Potential

Green Lane Residential are delighted to offer this vacant and much-loved family home, which has been cherished by the same family for nearly 40 years. Now ready for its next chapter, the property offers generous existing accommodation together with exciting scope for improvement, modernisation and personalisation.

The accommodation comprises two reception rooms, three bedrooms, a first-floor bathroom and separate WC, making this a practical family home with plenty of potential. The property benefits from double-glazed windows and gas central heating.

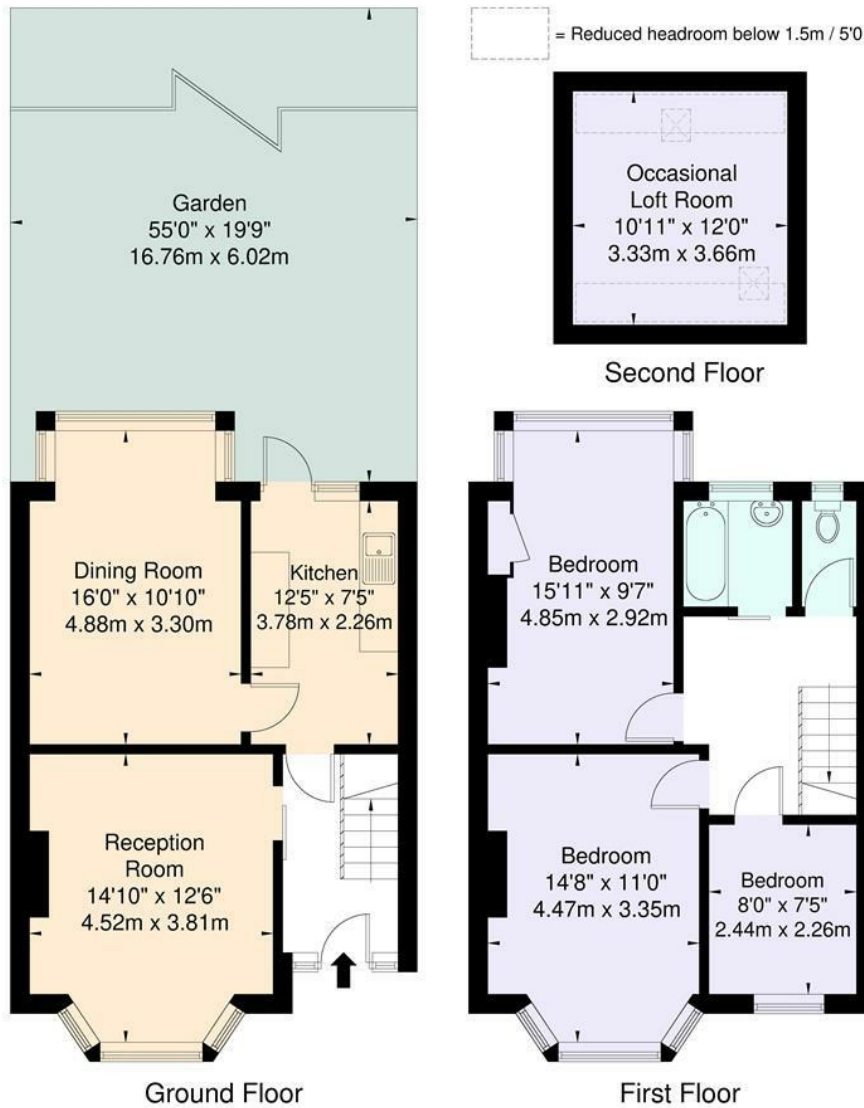
A particularly useful feature is the clean, boarded and well-kept loft, accessed via a standard hatch from the landing. A Velux window provides natural light and ventilation, creating a versatile space for storage and occasional use. There is also scope for a future purchaser to explore the possibility of a dormer loft extension, subject to the necessary planning permissions and consents.





Netherfield Gardens, IG11

Approximate Gross Internal Area = 108.1 sq m / 1163 sq ft



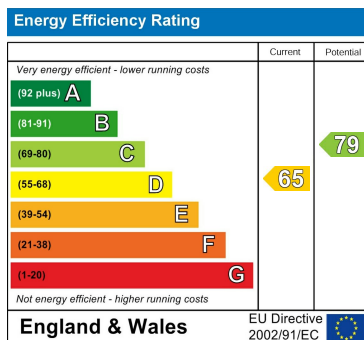
For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

Council Tax Band

E

Energy Performance Graph



Call us on

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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