



## Gatward Place, Barking

Offers Over £500,000



- No onward chain. Modern four bedroom terraced house constructed in 2012, offering well-balanced and flexible accommodation across two floors
- Quiet residential setting overlooking an attractive greensward, providing a pleasant open outlook and a safe, convenient space for children to play
- Inviting entrance hallway with extensive built-in storage, ideal for keeping everyday living organised and clutter-free
- Well-proportioned lounge offering a comfortable and versatile living area, suitable for both relaxing and entertaining
- Separate dining room with flexibility to be used as a home office or study, catering perfectly to modern working requirements
- Well-presented kitchen with a practical layout, providing ample worktop and storage space for day-to-day use
- Unique ground floor layout featuring two good-sized bedrooms and a family bathroom, ideal for multi-generational living or guest accommodation
- First floor comprising two further generous bedrooms, both benefiting from access to a Jack and Jill shower room for added convenience
- Gated driveway with covered car port and integrated EV charger, offering secure parking and future-ready functionality
- Low maintenance courtyard-style garden area, providing an easy-care outdoor space ideal for relaxing or entertaining



**Set within a quiet modern development in Gatward Place and constructed in 2012, this well-arranged four bedroom terraced house offers flexible living space, practical features and a pleasant outlook over an open greensward—ideal for those who like a little extra breathing room without sacrificing convenience.**

The property opens into an inviting entrance hallway with excellent built-in storage (because there's no such thing as too much), leading through to a well-proportioned lounge and a well-presented kitchen. There is also a separate dining room, equally suited as a study or work-from-home space—finally, somewhere to take those video calls in peace. The ground floor also hosts two good-sized bedrooms and a family bathroom, offering a level of flexibility that's increasingly hard to find.

Upstairs, you'll find two further generous bedrooms, both connected by a Jack and Jill shower room, creating a practical and well-balanced layout.

Externally, the property continues to impress with a gated driveway, covered car port and EV charger—future-proofed for modern living—alongside a low maintenance courtyard-style garden area. To the front, the house overlooks a greensward, providing a pleasant outlook and a ready-made space for children to play or simply to enjoy a bit of open greenery on your doorstep.

Well located for local amenities, transport links and schools, this is a home that adapts as your needs do, with a layout that works just as well today as it will in years to come.



#### THE SMALL PRINT:

Material Information: <https://reports.sprift.com/property-report/6-gatward-place-barking-ig11-0fw/5141844>

Annual Service Charge: £1,100

Annual Ground Rent: Peppercorn rent

Length of Lease: 984 years remaining

We've done our homework, but we aren't fortune tellers. We haven't poked the boiler, flicked the switches, or tested every light bulb. Nothing here counts as a contract or statement of fact—get your solicitor to check all the serious stuff, like tenure, parking, planning permission, building regs, and all that jazz!

Measurements? Guides only. Floorplans? Handy, but not perfectly to scale. Travelling far? Call first—clarification is free, petrol is not.

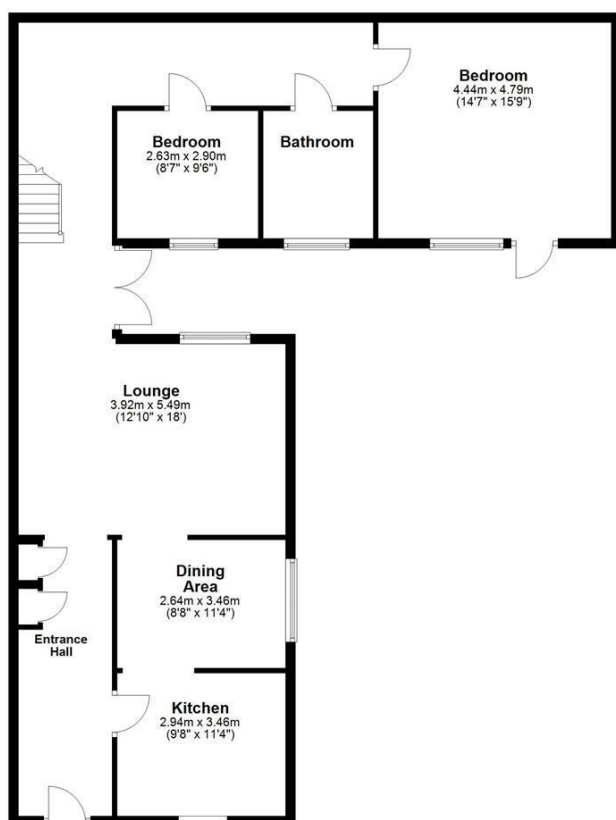
We may receive a referral fee if you choose to use third-party services we recommend, such as conveyancers, mortgage advisers, or EPC providers, but you are under no obligation to do so.

AML Checks - Law says we must run one. £96 including VAT per buyer. Tiny toll, big compliance.

Buyer Reservation Fee - Offer accepted? Pay a reservation fee (min £1,000) to lock it in. VIP pass to the property, protects against gazumping. Complete the sale? Fee refunded. Things go sideways? Sometimes non-refundable. Head to our website for full details – or skip the scrolling and just call.



Ground Floor



First Floor

