



**Melford Avenue, Barking, IG11 9HT**

**welcome to**

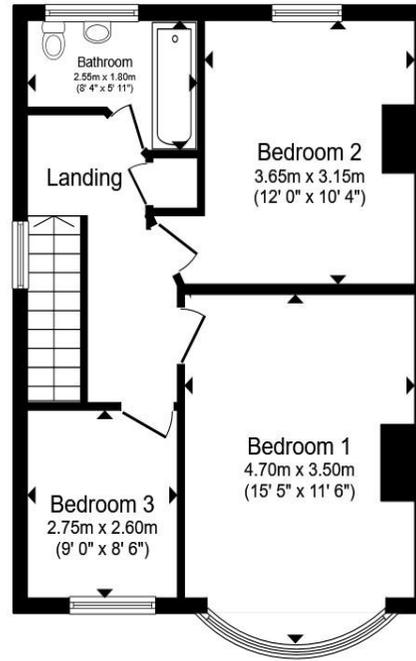
**Melford Avenue, Barking**

Three Bedroom Mid-Terrace House with a Driveway situated within the Sought After Leftley Estate and with easy access to both Barking and Upney Stations, Bus Routes, Local Schools and Amenities.





**Ground Floor**



**First Floor**

Total floor area 106.7 m<sup>2</sup> (1,148 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



**Porch**

**Hallway**

**Reception One**

15' 5" to Bay x 13' ( 4.70m to Bay x 3.96m )

**Reception Two**

12' x 11' 4" ( 3.66m x 3.45m )

**Kitchen**

8' 6" x 7' 7" ( 2.59m x 2.31m )

**Conservatory**

9' 10" x 9' 2" ( 3.00m x 2.79m )

**Rear Garden**

**Bedroom One**

15' 5" to Bay x 11' 6" ( 4.70m to Bay x 3.51m )

**Bedroom Two**

12' x 10' 4" ( 3.66m x 3.15m )

**Bedroom Three**

9' x 8' 6" ( 2.74m x 2.59m )

**First Floor Bathroom**

8' 4" x 5' 11" ( 2.54m x 1.80m )

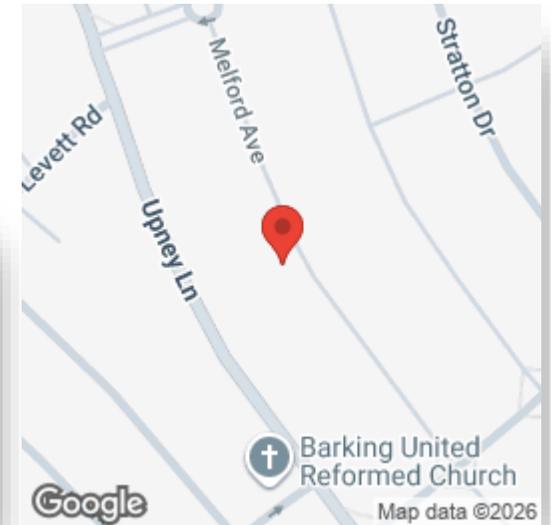
welcome to

## Melford Avenue, Barking

- WILLIAM H BROWN BARKING EXCLUSIVE
- DRIVEWAY
- CONSERVATORY
- LEFTLEY ESTATE
- EASY ACCESS TO UPNEY STATION & BARKING STATIONS

Tenure: Freehold EPC Rating: C  
Council Tax Band: D

# £550,000



Please note the marker reflects the  
postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/BKG105548](http://williamhbrown.co.uk/Property/BKG105548)



Property Ref:  
BKG105548 - 0004

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William H Brown Corp is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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