



Sutton Road, Barking, IG11 7YD

Offers In Excess Of £475,000





Sutton Road

Barking, IG11 7YD

- EPC B
- Lounge
- Shower room
- Solar panels
- Public transport
- Three bedrooms
- Kitchen
- Off street parking
- Close to A13

Nestled on the desirable Sutton Road in Barking, this charming house presents an excellent opportunity for families and professionals alike. With three well-proportioned bedrooms, this property offers ample space for comfortable living. The inviting reception room serves as a perfect gathering space, ideal for entertaining guests or enjoying quiet evenings with family.

The house features a well-appointed bathroom, ensuring convenience for all residents. The layout is practical and functional, making it easy to adapt to your lifestyle needs.

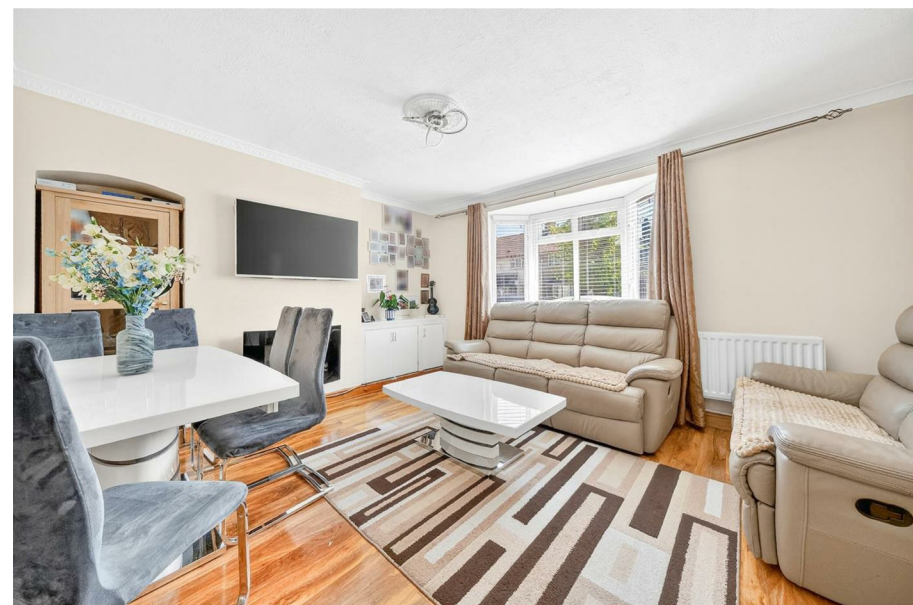
One of the standout features of this property is the parking space available for two vehicles, a rare find in this bustling area, providing both security and ease of access.

Situated in a vibrant community, this home is conveniently located near local amenities, schools, and transport links, making it an ideal choice for those seeking a blend of comfort and accessibility.

This property is not just a house; it is a place where memories can be made. Whether you are looking to settle down or invest, this home on Sutton Road is worth considering.



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ENTRANCE

LOUNGE 14'9" x 13'9" (4.50m x 4.20m)

KITCHEN 9'10" x 6'6" (3.00m x 2.00m)

TERRACE

SHOWER ROOM 6'6" x 4'7" (2.00m x 1.40m)

STAIRS TO FIRST FLOOR

BEDROOM ONE 11'9" x 10'5" (3.60m x 3.20m)

BEDROOM TWO 12'9" x 8'6" (3.90m x 2.60m)

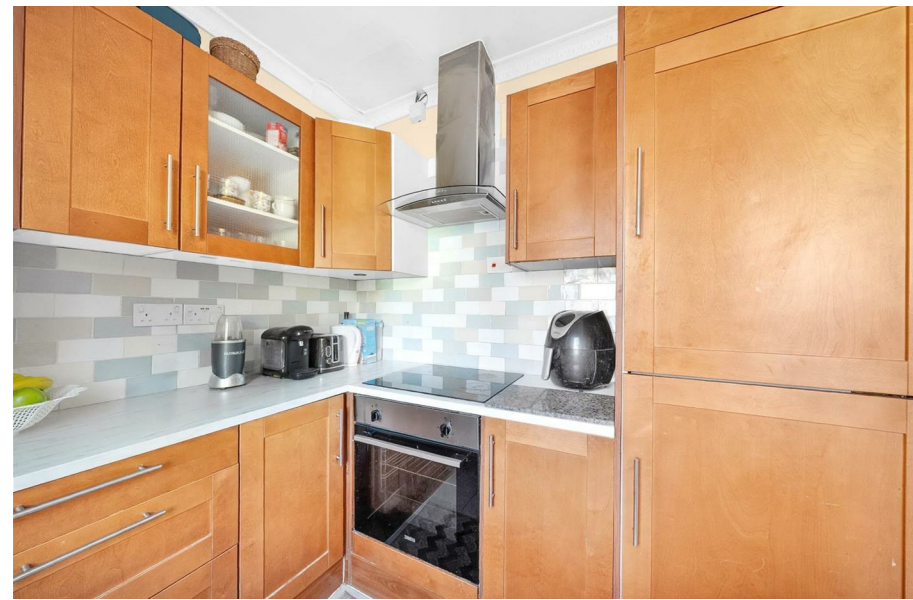
BEDROOM THREE 10'2" x 6'6" (3.10m x 2.00m)

EXTERIOR 36' (10.97m)

AGENTS NOTE

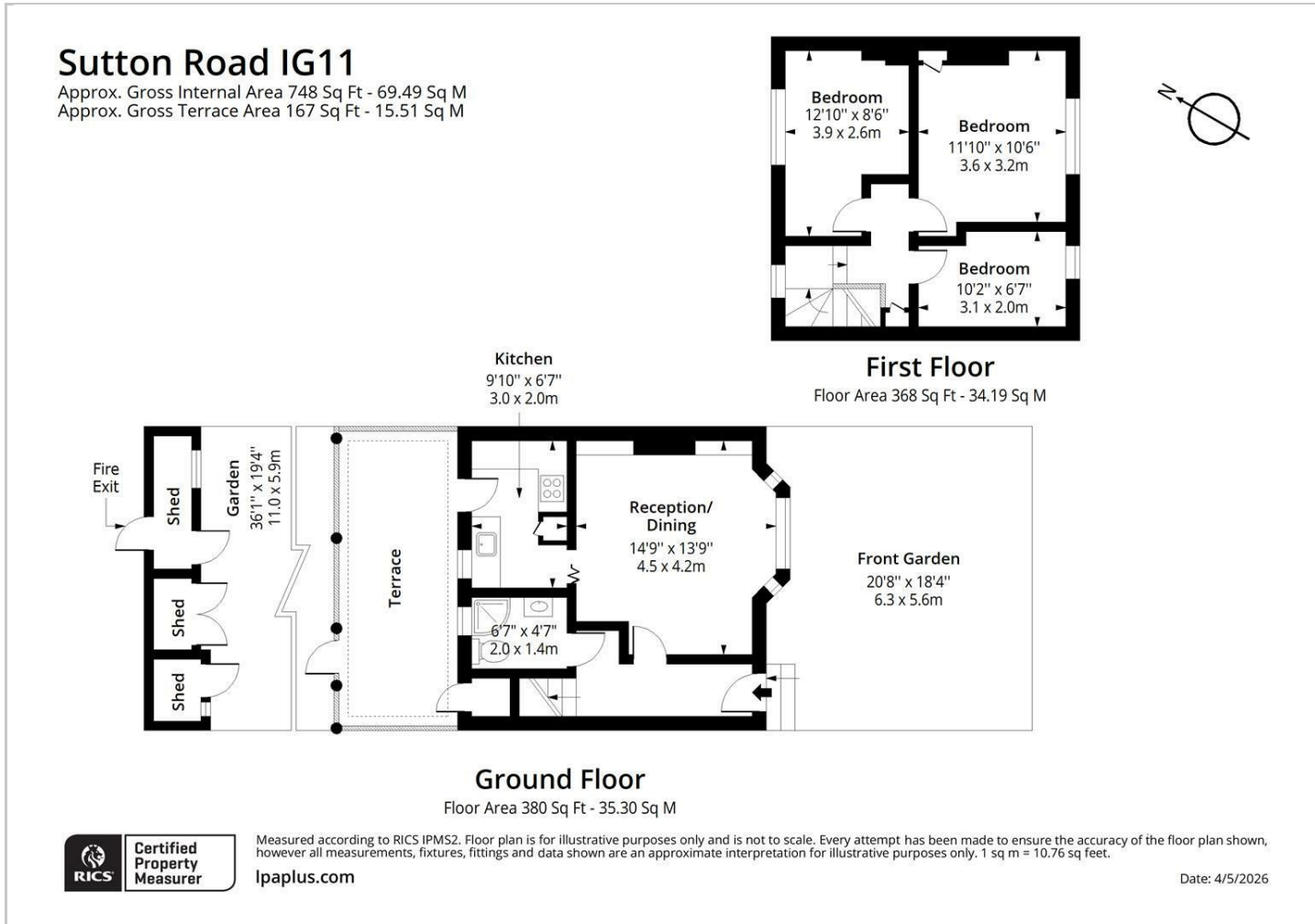


Directions

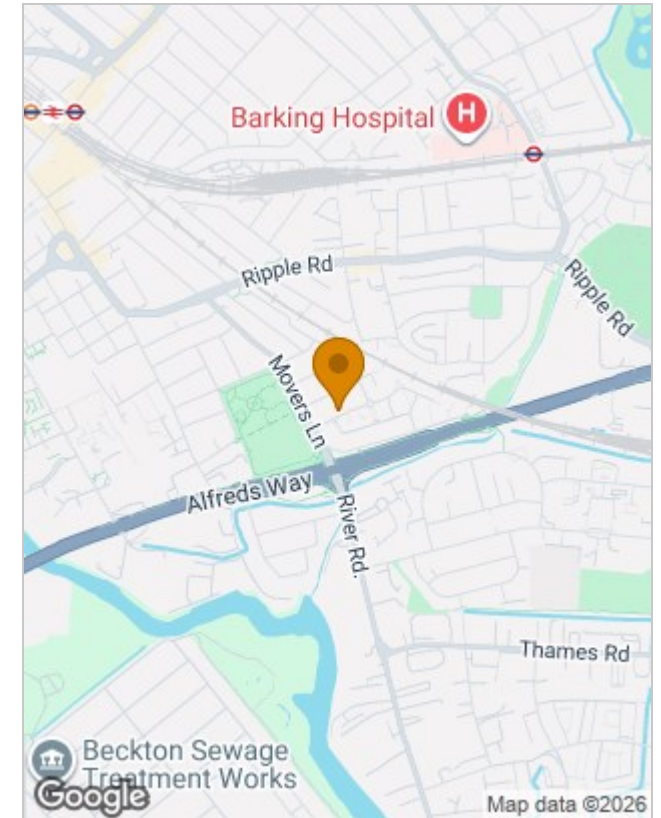




Floor Plans



Location Map



Energy Performance Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		81	84
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Viewing

Please contact our Seven Kings Sales Office on 020 8597 7372 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.