



Woodbridge Road, Barking, IG11 9ER

welcome to

Woodbridge Road, Barking

Extended Four Bedroom End-Terrace House with Side Access and a Garage situated on the Sought After Leftley Estate, with easy access to Upney Station, Bus Routes, High-Rated Local Schools and Amenities.



Reception One
Reception Two
Extended

Kitchen-Diner
Utility Room
Cloakroom
Garden
Paving and Lawn

Garage
With its Own Power Supply and Accessible from the
Side Road

Landing
With Loft Access

Bedroom One
Features Bay Window and Fitted Wardrobes

Bedroom Two
Benefits from Fitted Wardrobes

Bedroom Three
This Third Bedroom features an adjoining Shower
Room

Bedroom Four
Boasts Fitted Wardrobes and an En-Suite

Bathroom
Loft
Insulated and Partially Boarded



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welcome to

Woodbridge Road, Barking

- WILLIAM H BROWN BARKING PRESENTS
- LEFTLEY ESTATE
- ACCESS TO UPNEY STATION
- END-TERRACE
- UTILITY ROOM

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: F

£700,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
BKG105983 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

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