

FREEHOLD



House (EPC Rating: A)

176 KING EDWARDS ROAD, BARKING, IG11
7TR

Offers over

£425,000

Green Lane Residential

Your personal estate agents with over 50 years experience



2



1



1



A

2 Bedroom House located in Barking

Green Lane Residential are delighted to present this exceptional newly built two-bedroom, fully detached freehold home, perfectly positioned in a prime location close to Barking Town Centre. Offering approximately 748 Sq Ft of beautifully designed living accommodation, this stunning property combines contemporary style, energy efficiency, and high-quality craftsmanship throughout.

Finished to an exacting standard by a reputable local developer, the home boasts an impressive A-rated EPC, ensuring excellent energy performance and lower running costs. The ground floor features a bright and spacious tri-aspect kitchen/dining room, ideal for modern family living, alongside a superb dual-aspect through lounge with double glazed French doors opening directly onto the rear garden, creating a seamless indoor-outdoor living experience. A practical ground floor utility room/WC further enhances the convenience of the layout.

To the first floor, the property offers two well-proportioned bedrooms and a beautifully appointed contemporary bathroom suite.

This simply beautiful home represents a rare opportunity to acquire a high-specification detached freehold property in such a sought-after and well-connected location, within easy reach of local amenities, excellent

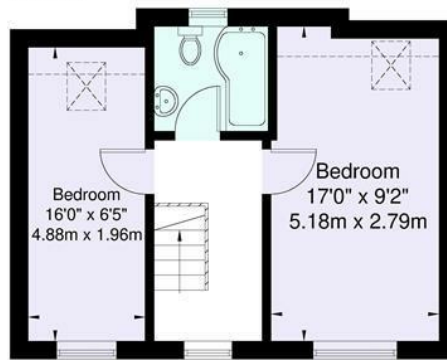




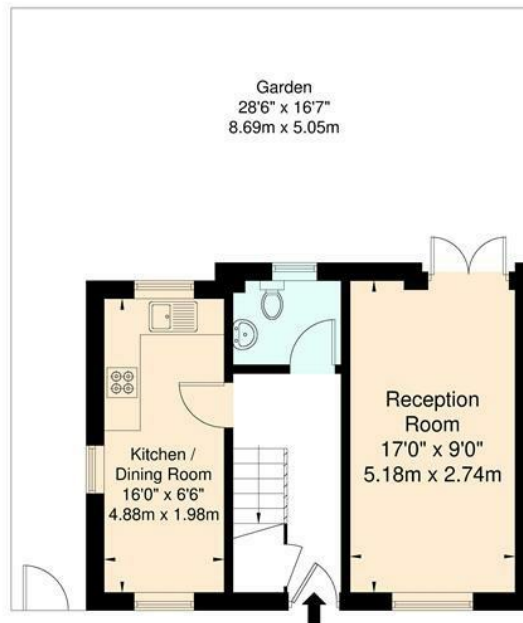
King Edwards Road IG11

Approximate Gross Internal Area = 69.5 sq m / 748 sq ft

 = Reduced headroom below 1.5m / 5'0"



First Floor



Ground Floor

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

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Energy Performance Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	93	93
(81-91) B		
(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	

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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