



 **4**  
Bedrooms

 **3**  
Bathrooms





\*\*\*\*\*Guide Price £610,000 -- 640,000\*\*\*\*\*

Situated in a popular residential location, this spacious and well-presented four-bedroom family home on Sandhurst Drive offers generous living accommodation throughout, complemented by a substantial rear garden and versatile outbuildings.

The ground floor features a bright and expansive through lounge measuring over 28 feet in length, providing an ideal space for both relaxing and entertaining. To the rear, the property benefits from an extended kitchen, offering ample workspace and storage, with direct access to the garden.

First floor, there are three well-proportioned bedrooms, a large fourth bedroom in the loft, ideal for guest. All bedrooms are all of good size, making the property perfectly suited for growing families. A family bathroom completes the first floor. Bedrooms are with fitted wardrobes.

Externally, the property boasts a generous rear garden extending approximately 38 feet, ideal for outdoor enjoyment. There are also two outbuildings, one with Bathroom, including a substantial unit that offers excellent potential for use as a home office, gym, studio, or additional storage, subject to requirements.

Further benefits include generous room sizes throughout and excellent potential for further enhancement or personalisation.

This is a fantastic opportunity to acquire a versatile and spacious home in a sought-after area, well-suited to modern family living.

- End of terrace
- Four bedrooms
- Through lounge
- Extended kitchen
- Double glazing
- Gas central heating
- Air conditioning
- Shared drive

- Out building

Outbuilding One (6.79m x 3.67m (223" x 120"))

Double glazed window and door to front. Lighting and power points.

Outbuilding Two (2.58m x 2.38m (86" x 710"))

Double glazed window and door to side. Lighting and power points.

The property is a bus ride away from Barking Town and Station which further links in to Central London.

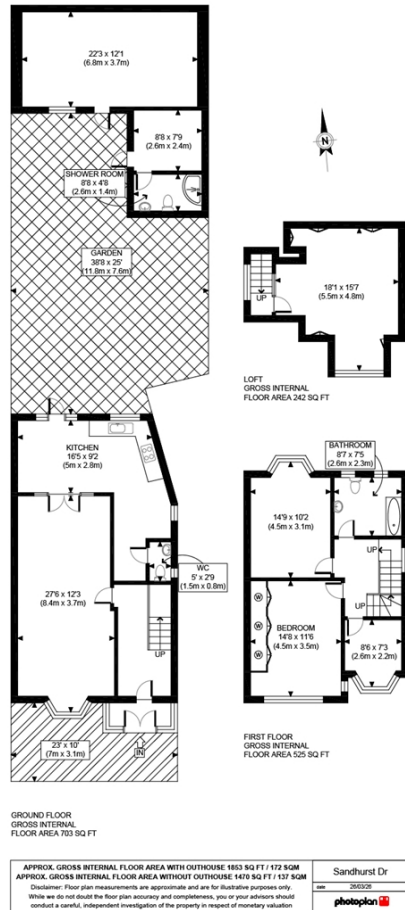
Contact us to arrange a viewing.

Property Disclaimers: The images above or video sent may not be a true likeness of the House / apartment and are for illustration purposes only. Even though you can view a property virtually or via video, we highly recommend that you actually view the property in person.

Successful buyers will be required to complete anti-money laundering and proof of funds checks. Please note that a sale cannot be formally agreed, and a memorandum of sale cannot be issued, until all parties have provided valid identification and the verification process has been successfully completed.

An internal viewing is highly recommended. Contact us to arrange a viewing.

360 Virtual tour link : <https://360tours.rehub.studio/view/MyOjipe724Xk?scene=a82b761e-bf02-4604-b777-47230699c466>



## Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 78 C      |
| 55-68 | D             | 65 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

