



**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.

**Porch  
Hallway  
Lounge  
Kitchen  
Conservatory  
Rear Garden  
Bedroom One  
Bedroom Two  
Bedroom Three**

**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**

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



Property Ref:  
BKG105548 - 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** Incorporating  
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**Glenny**



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