

Faircross Avenue, Barking, IG11 8QZ

Offers In Excess Of £475,000





Faircross Avenue

Barking, IG11 8QZ

- EPC RATING D
- Two reception rooms
- Close to Barking
- Spacious garden
- Three bedrooms
- Two bathrooms
- Public transport

Nestled in the desirable area of Faircross Avenue, Barking, this charming house offers a perfect blend of comfort and convenience. With two spacious reception rooms, this property provides ample space for both relaxation and entertaining guests. The three well-appointed bedrooms ensure that there is plenty of room for family or visitors, while the two bathrooms and practicality to daily living.

One of the standout features of this home is its proximity to Barking Station, making it an ideal choice for commuters seeking easy access to central London. The excellent public transport links in the area further enhance the appeal, allowing for effortless travel throughout the city. Additionally, residents will find a variety of amenities nearby, including shops, restaurants, and parks, ensuring that all daily needs are met within a short distance.

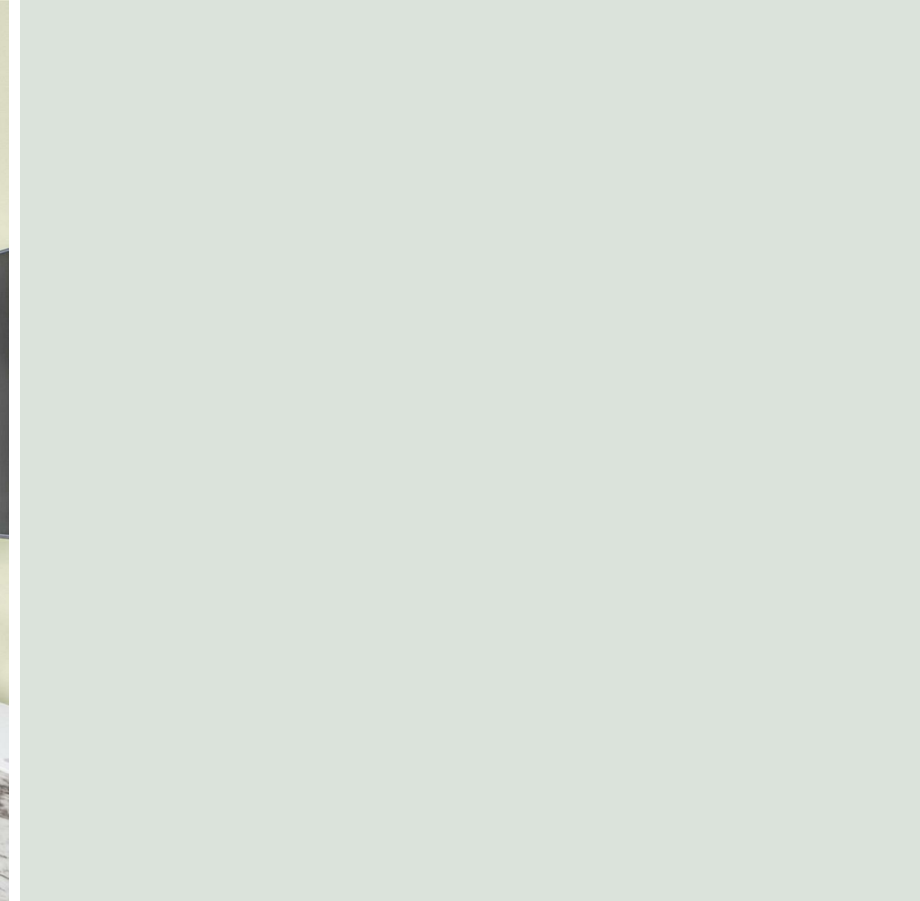
This property is not just a house; it is a welcoming home that offers a wonderful lifestyle in a vibrant community. Whether you are a first-time buyer or looking to settle down in a family-friendly neighbourhood, this house on Faircross Avenue is a fantastic opportunity that should not be missed.



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ENTRANCE	
RECEPTION ONE	11'1" x 11'1" (3.40m x 3.40m)
RECEPTION TWO	11'1" x 9'2" (3.40m x 2.80m)
KITCHEN	15'1" x 10'2" (4.60m x 3.10m)
SHOWER ROOM	10'2" x 8'2" (3.10m x 2.50m)
STAIRS TO FIRST FLOOR	
BEDROOM ONE	14'9" x 11'1" (4.50m x 3.40m)
BEDROOM TWO	11'1" x 9'2" (3.40m x 2.80m)
BEDROOM THREE	10'2" x 8'2" (3.10m x 2.50m)
BATHROOM	6'10" x 6'6" (2.10m x 2.00m)
EXTERIOR	45' (13.72m)
AGENTS NOTE	



Directions



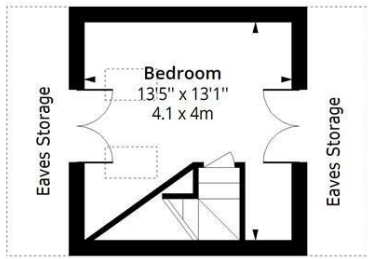


Floor Plans

Faircross Avenue IG11

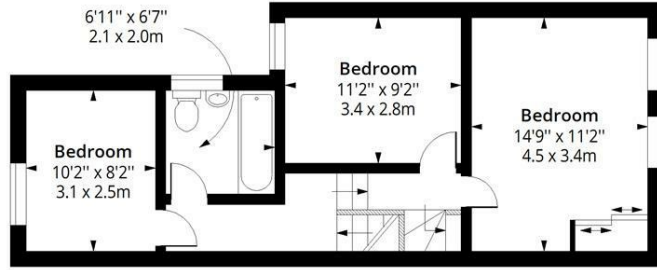
Approx. Gross Internal Area 1296 Sq Ft - 120.12 Sq M (Excluding Eaves Storage)

Approx. Gross Eaves Storage/ Out Building Area 258 Sq Ft - 23.97 Sq M



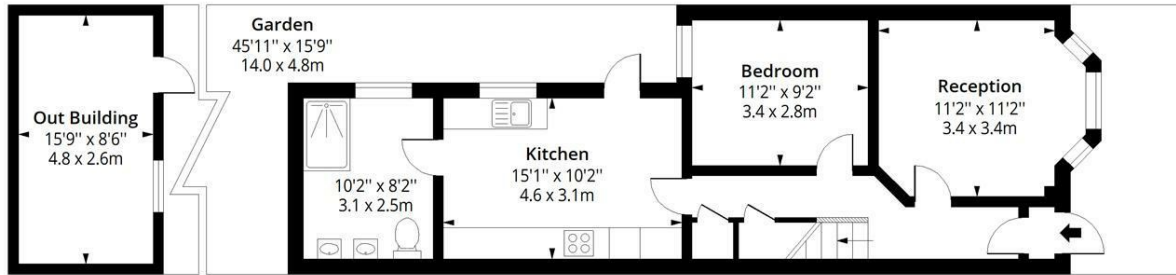
Second Floor

Floor Area 181 Sq Ft - 16.81 Sq M



First Floor

Floor Area 506 Sq Ft - 47.01 Sq M



Ground Floor

Floor Area 609 Sq Ft - 56.58 Sq M

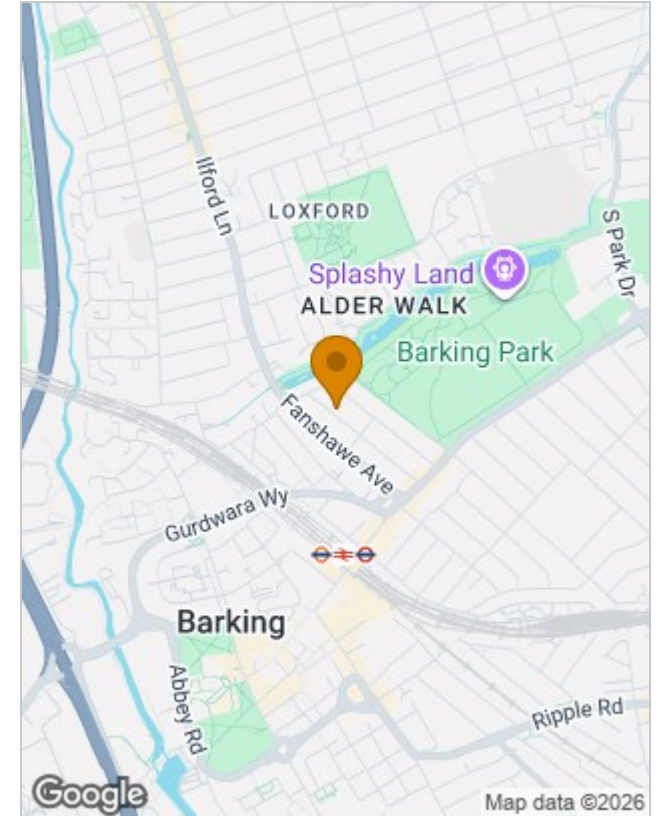


Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

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Date: 5/7/2026

Location Map



Energy Performance Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>		67	79
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.

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