



Cranleigh Gardens, Barking, IG11 9TJ  
Offers In Excess Of £550,000





Offers In Excess Of £550,000

# Cranleigh Gardens

Barking, IG11 9TJ

- EPC TBC
- Two reception rooms
- Loft room
- Three bedrooms
- Two bathrooms
- Close to Barking Town Centre

Nestled in the charming area of Cranleigh Gardens, Barking, this delightful house offers a perfect blend of comfort and style. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The two reception rooms provide ample opportunity for relaxation and entertainment, making it easy to host gatherings or enjoy quiet evenings at home.

The house features two bathrooms, ensuring convenience for all residents. The layout is thoughtfully designed to maximise space and light, creating a warm and inviting atmosphere throughout.

Cranleigh Gardens is a lovely neighbourhood, known for its friendly community and convenient access to local amenities. Residents can enjoy nearby parks, shops, and schools, making it an excellent choice for families and professionals alike.

This property presents a wonderful opportunity to create a home in a sought-after location. Whether you are looking to buy or rent, this house is sure to meet your needs and exceed your expectations. Don't miss the chance to make this charming residence your own.



## ENTRANCE

RECEPTION ONE 12'6" x 11'11" (3.82m x 3.64m)

RECEPTION TWO 12'1" x 10'11" (3.70m x 3.33m)

## L SHAPED KITCHEN

17'3" max x 14'9" max (5.26m max x 4.50m max)

CONSERVATORY 18'4" x 11'5" (5.61m x 3.49m)

## CLOAKROOM

## STAIRS TO FIRST FLOOR

BEDROOM ONE 11'11" x 10'11" (3.64m x 3.34m)

BEDROOM TWO 12'2" x 10'5" (3.72m x 3.18m)

BEDROOM THREE 8'2" x 7'6" (2.50m x 2.30m)

## BATHROOM

5'6" x 5'2" (1.69m x 1.58m)

## STAIRS TO SECOND FLOOR



LOFT ROOM

11'4" x 10'8" (3.47m x 3.27m)

SHOWER ROOM

6'5" x 4'5" (1.98m x 1.36m)

EXTERIOR

33' (10.06m)

AGENTS NOTE

Directions

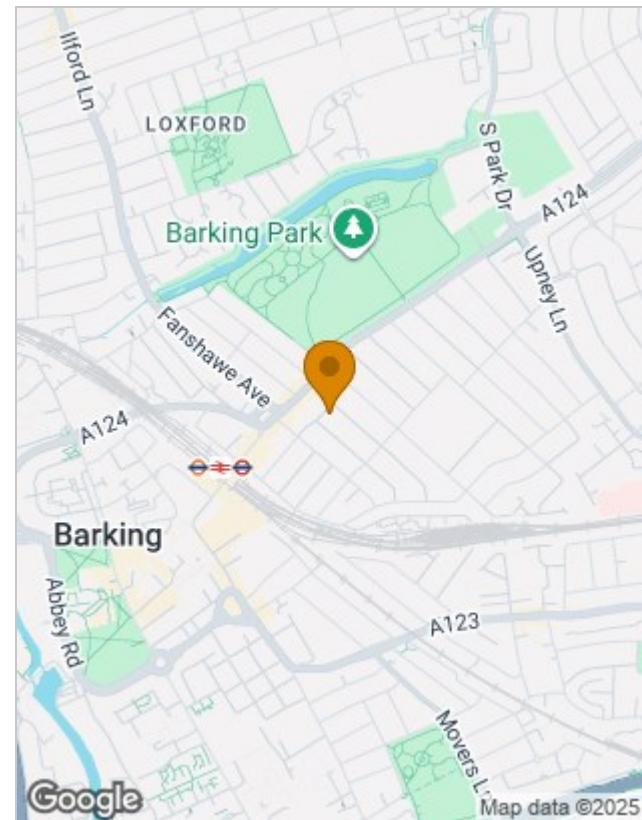




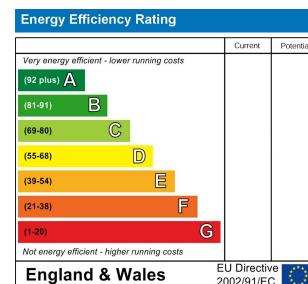
## Floor Plans



## Location Map



## Energy Performance Graph



## 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.