



## Curzon Crescent

, Barking, IG11 0LA

Offers In Excess Of £400,000

CHAIN FREE

Nestled in the charming area of Curzon Crescent, Barking, this delightful house offers a perfect blend of comfort and functionality. With three bedrooms, this property is ideal for families or those seeking extra space for guests or a home office.

Upon entering, you are greeted by two inviting reception rooms that provide ample space for relaxation and entertainment. The lounge is a warm and welcoming area, perfect for unwinding after a long day or hosting friends and family. Adjacent to the lounge, the study area presents a wonderful opportunity for those who work from home or require a quiet space for study and creativity.

The house features a well-appointed bathroom, ensuring convenience for all residents. The layout of the property is thoughtfully designed, allowing for a seamless flow between the living spaces, making it an ideal setting for both everyday living and special occasions.

## Barking and Dagenham





ENTRANCE

**LOUNGE** 20'6" x 10'11" (6.26m x 3.35m)  
Double glazed window to front. Wood style laminated flooring.  
Radiator.

**STUDY AREA** 11'2" x 6'9" (3.42m x 2.07m)  
Double glazed window and door to front. Radiator.

**KITCHEN** 9'11" x 9'0" (3.04m x 2.76m)  
Range of wall and base units. freestanding gas cooker.  
Plumbing for washing machine. Single bowl drainer sink unit.

STAIRS TO FIRST FLOOR

**BEDROOM ONE** 10'9" x 9'2" (3.30m x 2.81m)  
Double glazed window to front. Wood style laminated flooring.  
Radiator.

**BEDROOM TWO** 11'1" x 10'0" (3.40m x 3.06m)  
Double glazed window to rear. Wood style laminated flooring.  
Radiator.

**BEDROOM THREE** 12'1" x 6'10" (3.69m x 2.09m)  
Double-glazed window to front. Radiator.

**BATHROOM** 8'8" x 7'4" (2.66m x 2.24m)  
Panelled bath, wash hand basin and low flush w.c.

**EXTERIOR** 30' (9.14m)  
The rear garden is circa 30' in depth.

**AGENTS NOTE**  
No service or appliances have been tested by Sandra Davidson Estate Agents.

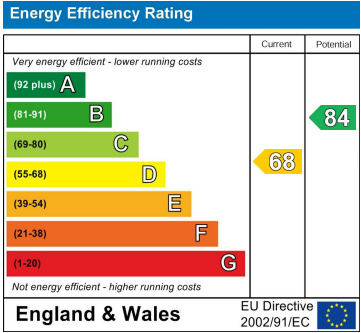
Area Map



Floor Plans



Energy Efficiency Graph



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