



Longbridge Road, IG11 8TG

£325,000



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£325,000

# Longbridge Road , IG11 8TG

- EPC - D
- FOUR BEDROOMS
- GROUND FLOOR FEELS LIKE A SMALL HOUSE
- WALKING DISTANCE TO BARKING STATION
- GREAT FOR INVESTMENT
- SPLIT LEVEL
- FIRST FLOOR BATHROOM
- FIRST FLOOR FEELS LIKE A LARGE FOUR BED HOUSE
- CLOSE TO LOCAL AMENITIES
- GREAT FOR LARGE FAMILIES WITH SMALLER BUDGET

## Heart of Barking

This impressive four-bedroom leasehold house offers a wonderful opportunity for families and professionals alike. Spanning two spacious floors, this property boasts a generous layout that is both practical and inviting.

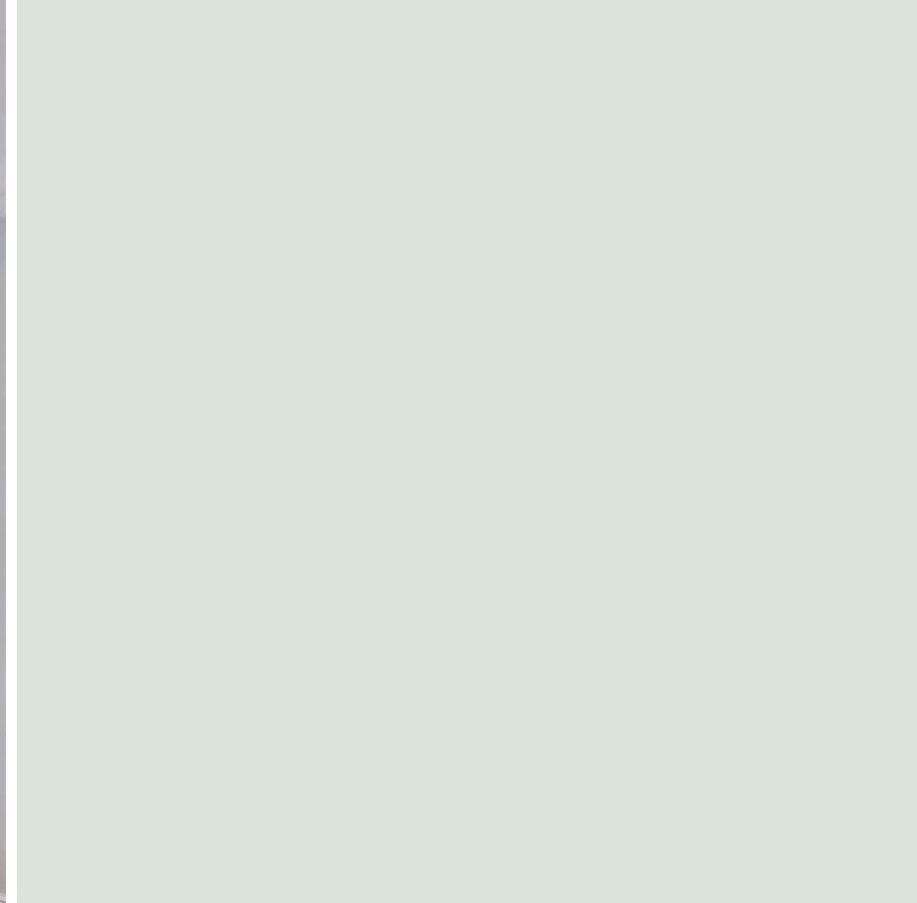
Upon entering via the kitchen, you will find a well-proportioned reception room, perfect for entertaining guests or enjoying quiet evenings with family. The four bedrooms to the first floor provide ample space for rest and relaxation, making it an ideal home for those seeking comfort and convenience. The property features a well-appointed bathroom, ensuring that all your needs are met.

With gas central heating throughout, you can enjoy a warm and cosy atmosphere during the colder months. The fantastic size of this property allows for versatile living arrangements, whether you require additional space for a home office, playroom, or guest accommodation.

Longbridge Road is well-connected, offering easy access to local amenities, schools, and transport links, making it a prime location for modern living. This property presents a unique opportunity to create a home tailored to your lifestyle. Do not miss the chance to view this exceptional house and envision the possibilities it holds for you and your family.



|                       |                                 |
|-----------------------|---------------------------------|
| ENTRANCE/ KITCHEN     | 11'8" x 8'10" (3.58m x 2.71m)   |
| RECEPTION ROOM        | 13'11" x 11'10" (4.25m x 3.62m) |
| STAIRS TO FIRST FLOOR |                                 |
| BEDROOM ONE           | 13'1" x 10'11" (4.00m x 3.33m)  |
| BEDROOM TWO           | 10'11" x 11'7" (3.34m x 3.55m)  |
| BEDROOM THREE         | 11'10" x 10'10" (3.62m x 3.31m) |
| BEDROOM FOUR          | 6'5" x 11'5" (1.98m x 3.50m)    |
| BATHROOM              | 6'0" x 5'11" (1.85m x 1.82m)    |
| AGENTS NOTE           |                                 |

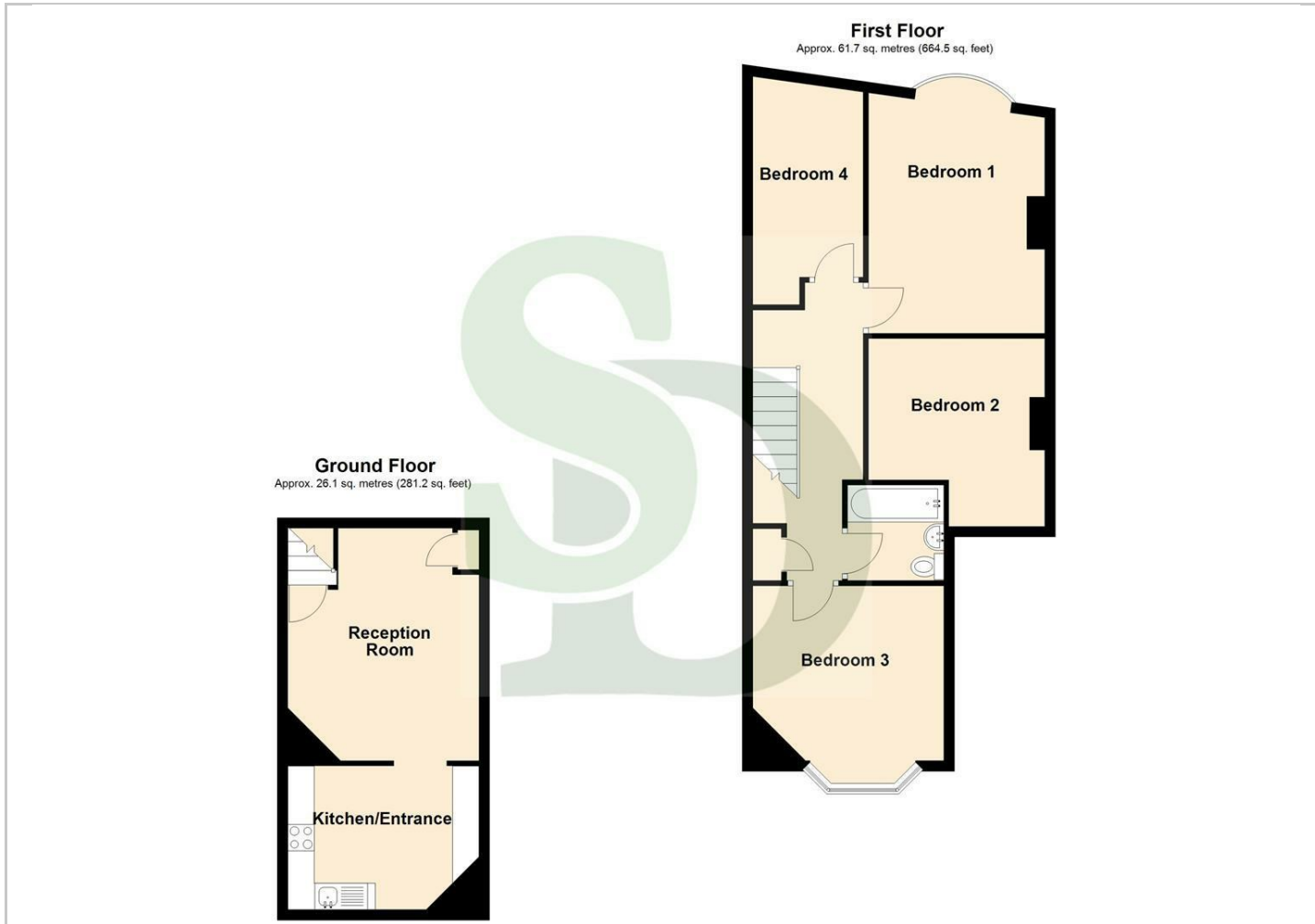


Directions





## Floor Plans



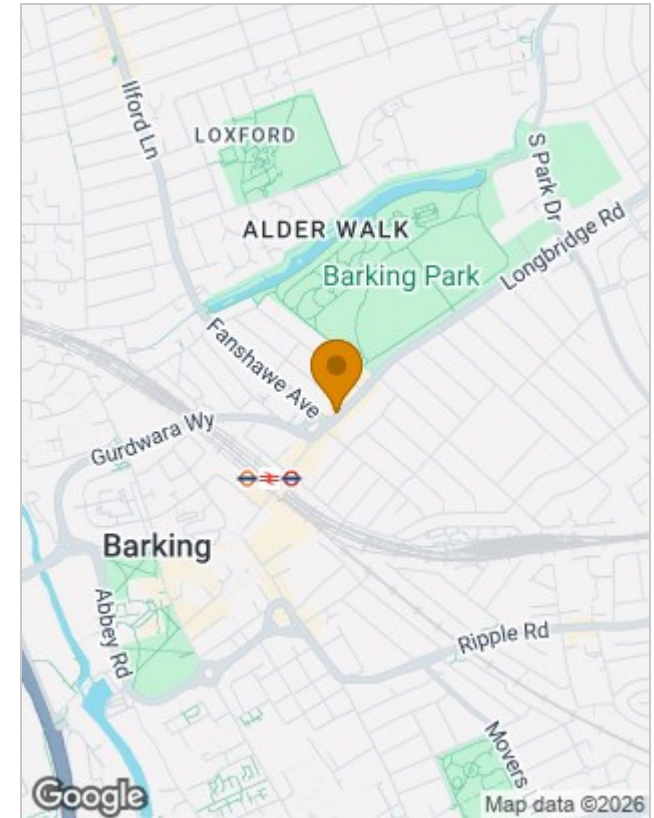
## Viewing

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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## Location Map



## Energy Performance Graph

