



Faircross Avenue, Barking, IG11 8QZ

Guide Price £525,000



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# Faircross Avenue

Barking, IG11 8QZ

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

Guide Price £525,000 to £550,000

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.



## 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)

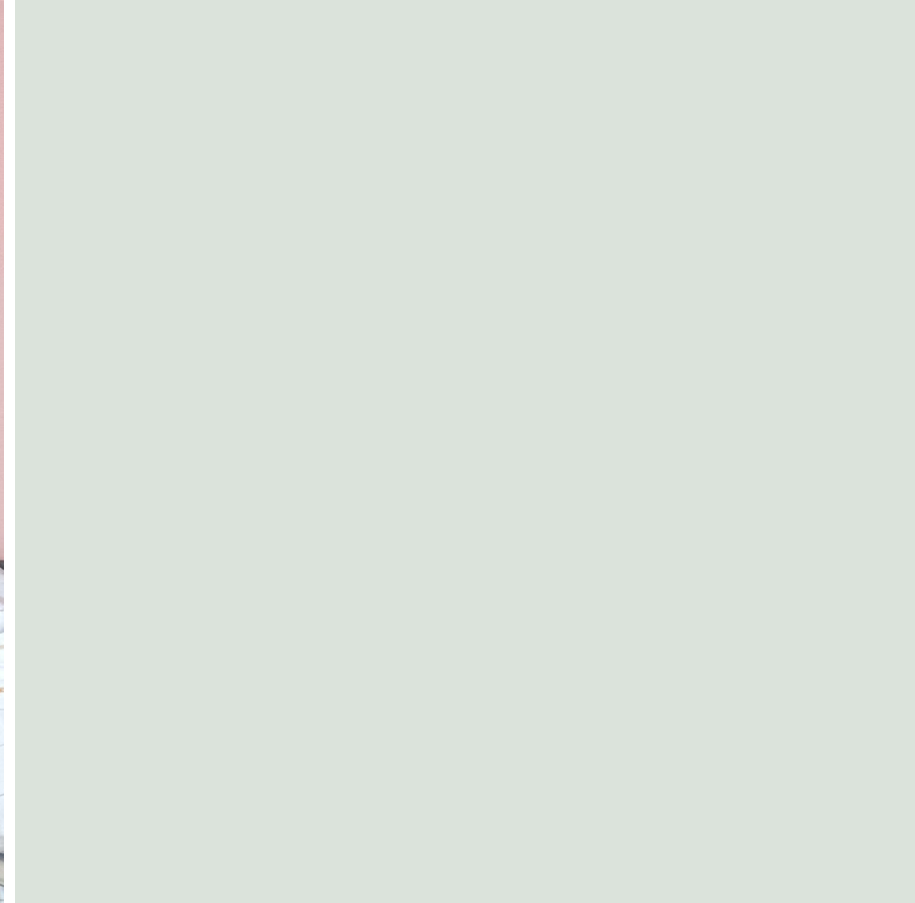
BEDROOM THREE 10'2" x 8'2" (3.10m x 2.50m)

BATHROOM 6'10" x 6'6" (2.10m x 2.00m)

EXTERIOR 45' (13.72m)

AGENTS NOTE





Directions





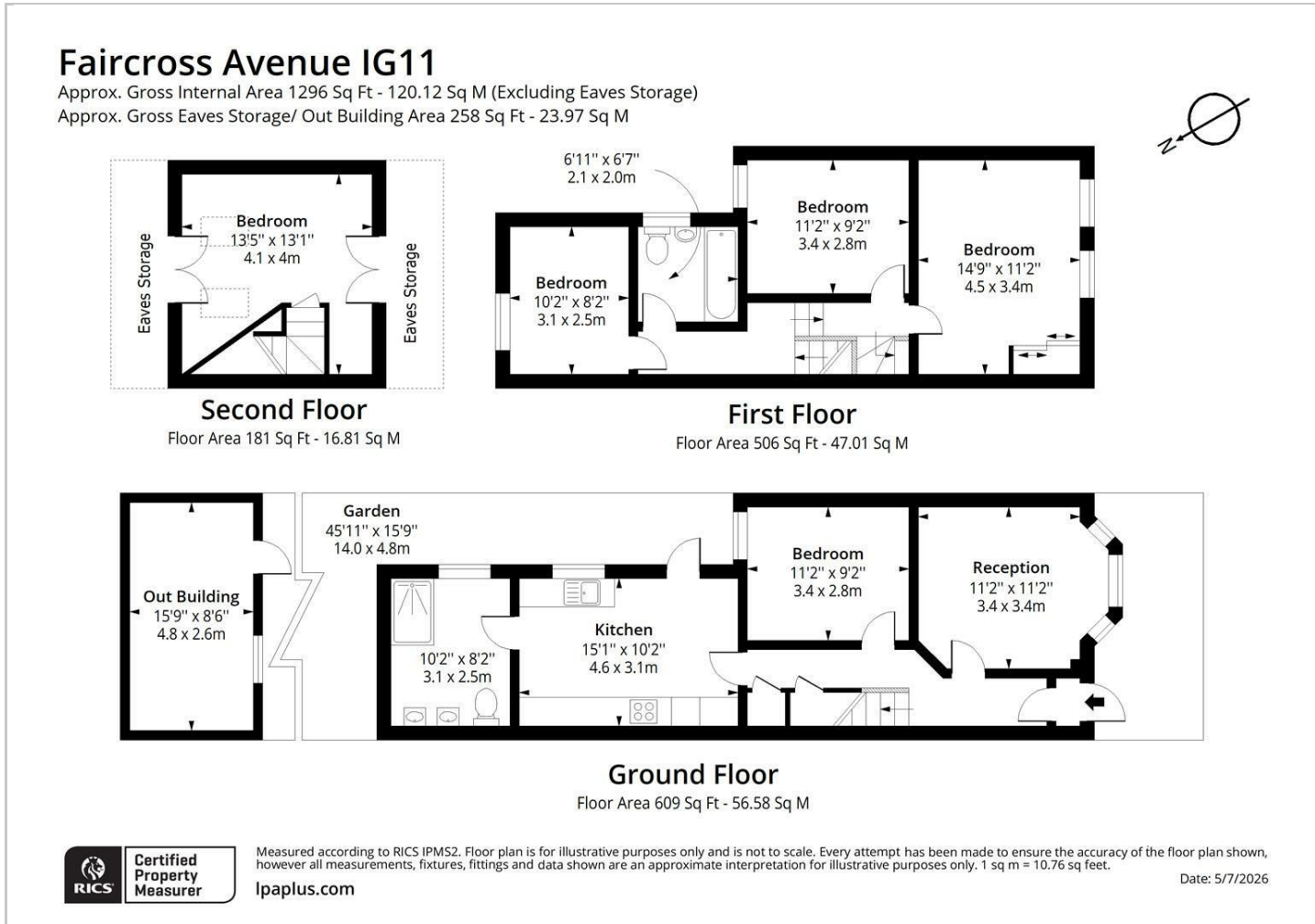
On the left side of the kitchen, there is a built-in oven with a stainless steel finish. The oven has a digital display and several control knobs. Below the oven, the brand name "LANONA" is visible on the front panel. The oven is integrated into white cabinetry with long, horizontal silver handles.

The central part of the kitchen features a countertop with a black and white checkered backsplash. On the countertop, there is a gas stove with four burners. To the right of the stove, there is a sink with a chrome faucet. A small blue cart with three shelves is positioned near the doorway. The floor is made of light-colored wood-look planks.

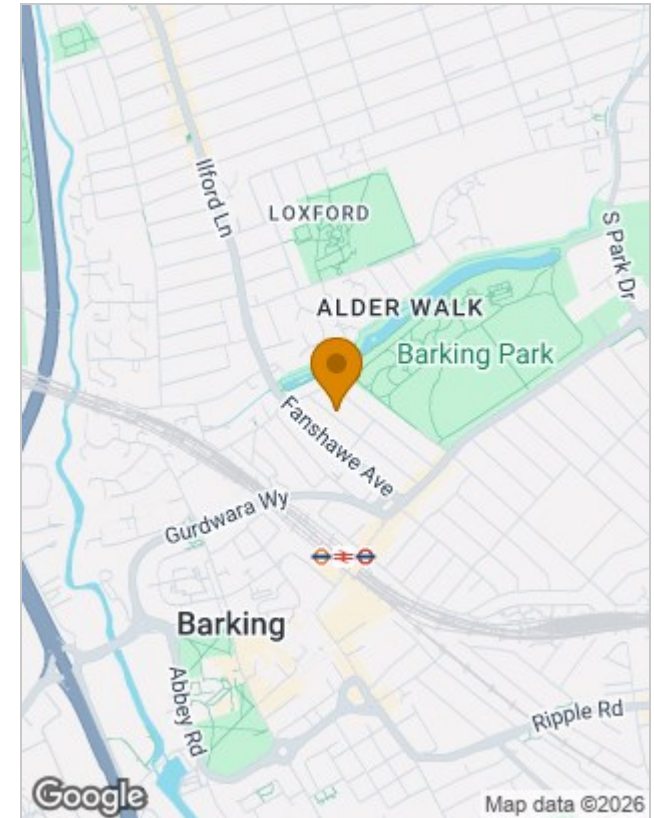
In the background, there is a white door leading to another room. The walls are painted a light green color. The ceiling is white with several recessed lights. A small white cabinet is mounted on the wall above the sink area.

On the right side of the kitchen, there is a window with a white frame. Below the window, there is a sink with a chrome faucet. To the right of the sink, there is a dishwasher. A large black radiator is mounted on the wall to the right of the window. The floor is made of light-colored wood-look planks.

## Floor Plans



## Location Map



## Energy Performance Graph

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