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Beccles Drive, Barking



For Sale

REF: AAA001379

FREEHOLD

£525,000

- 4 Bedroom Terraced House
- Off Street Parking
- Large Conservatory
- Large Through Lounge
- Loft Exentions with Ensuite

- Fitted Kitchen
- First Floor 3pc Bathroom Suite
- Rear Garden
- Double Glazed Windows
- Gas Central Heating (untested)



This wonderful 4 bedroom extended house with OFF STREET PARKING and CONSERVATORY is for sale in Barking. The property consists of 3 bedrooms plus dormer extended loft room, loft room with ensuite bathroom, first floor 3pc bathroom suite, separate wc, large through lounge, fitted kitchen, large conservatory and rear garden. The property also benefits from double glazed windows and gas central heating (untested)

The Accommodation Comprises:

Entrance Hall -

Radiator, vinyl flooring, ceiling with ceiling lights, carpeted stairs first floor landing with under-stairs storage, white wood, spindles and handrails to both sides.



Conservatory -

Half brick, corrugated perspex and uPVC construction with uPVC, two double glazed windows to rear, two radiators, tiled flooring, power point(s), ceiling with ceiling lights, double glazed double door to garden.



Lounge/Dining Room - 8.28m (27'2") into bay x 3.92m (12'10")

Bay window to front, two radiators, laminate flooring, telephone point(s), TV point(s), power point(s), ceiling with two three-way ceiling lights with ceiling fans, double glazed sliding door to conservatory.



First Floor Landing -

Fitted carpet flooring, ceiling with ceiling light, carpeted stairs second floor landing

Master Bedroom - 4.76m (15'7") into bay x 3.48m (11'5")

Double glazed bay window to front, radiator, fitted carpet flooring, power point(s), textured ceiling with three-way ceiling light with ceiling fan.

Kitchen - 2.56m (8'5") x 2.24m (7'4")

Fitted with a matching range of base and eye level units with worktop space over with drawers, 1+1/2 bowl stainless steel sink with single drainer and mixer tap, space for fridge/freezer, dishwasher and washing machine, built-in gas oven, built-in five ring gas hob with extractor hood over, tiled flooring, textured ceiling with ceiling spotlights



Bedroom 2 - 2.53m (8'3") x 2.28m (7'6")

Double glazed window to front, radiator, fitted carpet flooring, power point(s), ceiling with three-way ceiling lights with ceiling fan.



Second Floor Landing -

Fitted carpet flooring, ceiling with ceiling lights.

Bedroom 3 - 3.69m (12'1") x 3.17m (10'5")

Double glazed window to rear, radiator, fitted carpet flooring, power point(s), textured ceiling with three-way ceiling lights with ceiling fan.



Bedroom 4 - 5.17m (16'11") x 4.46m (14'8") max

Double glazed window to rear, radiator, fitted carpet flooring, power point(s), ceiling with ceiling spotlights, door to eves storage cupboard



WC -

Fitted with two piece suite wall mounted wash hand basin with mixer tap and WC, vinyl flooring, ceiling with ceiling light.



Bathroom -

Fitted with three piece suite comprising corner panelled jacuzzi bath with independent separate, mixer tap and shower curtain, pedestal wash hand basin with mixer tap and WC, full height ceramic tiling to all walls, heated towel rail, wall mounted mirrored cabinet, opaque double glazed window to rear, vinyl flooring, ceiling with ceiling lights.



Shower Room -

Fitted with three piece suite comprising tiled shower area with electric shower, white shower base and glass screen, pedestal wash hand basin with mixer tap, WC and heated towel rail ceramic tiling to all walls, opaque double glazed window to rear, vinyl flooring, ceiling with ceiling light.

Garden -

Turf garden with various bushes and hedges with timber fencing to all sides. Additionally, a timber shed to the rear

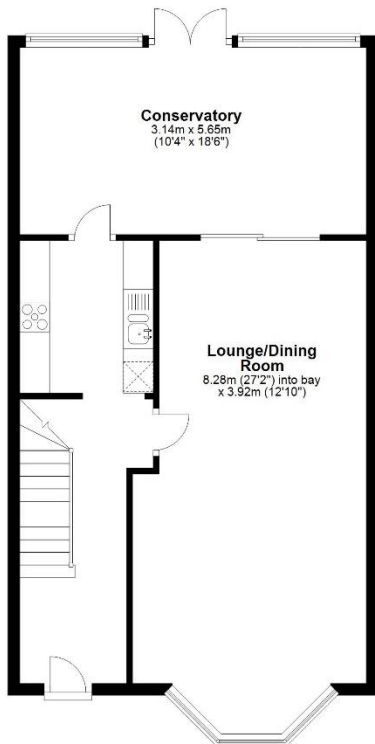


Energy Performance Certificate -

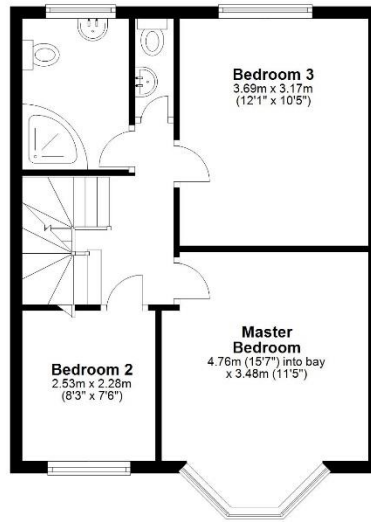
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		57	81
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
		48	76
England & Wales		EU Directive 2002/91/EC	

Ground Floor
Approx. 61.9 sq. metres (666.7 sq. feet)



First Floor
Approx. 43.3 sq. metres (465.8 sq. feet)



Second Floor
Approx. 28.6 sq. metres (307.3 sq. feet)



Total area: approx. 133.8 sq. metres (1439.8 sq. feet)

Please note that all efforts have been made to ensure the accuracy of the floorplan and descriptions contained in these particulars. Measurement for the doors, windows and rooms and any other items are approximate and only indicative of the layout and style of the property. No responsibility is taken for any error and any appliances, services and systems shown have not been tested or guaranteed.
Plan produced using PlanUp.