



Blake Avenue, Barking

offers in excess of £450,000 Freehold

- Chain Free • 3 Double Bedrooms • 10'3" x 10'10" Kitchen • Walking Distance To Upney Station & Easy Access To A13
- First Floor Bathroom • Garage In Rear Garden With Access Via Road To Rear Of Property • Downstairs WC •
- Doulbe Glazed And Central Heating • Seperate Utility Room With Rear Access To Garden • 47 ft X 21 ft Well Maintained Garden



Chain free, 3 double bedrooms, kitchen & utility, ground floor w/c & first floor bathroom, garage in rear garden. Walking Distance to Upney Station and easy access to A13. Ideal for families.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: G



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Hallway

22' 0" x 5' 9" (6.70m x 1.76m)

Access via double glazed door, built in cupboard, door to WC, double glazed door to garden, fitted carpet, double doors leading to living room.

Lounge

15' 8" x 10' 6" (4.77m x 3.19m)

Parquet flooring with wallpapered walls and textured ceiling, double glazed bay window with shutters to front aspect, double radiator, feature fireplace.

Kitchen

16' 1" x 8' 3" (4.90m x 2.52m)

Flat plastered walls, eye & base level units with granite effect work tops. Electric oven with induction hob and extractor fan, space for electric oven with extractor fan, 1 and a half bowl stainless steel sink with mixer taps, ceramic tiled splash back and floor, doorway to separate Utility room with butler style sink, ceramic tiled splash backs, larder cupboard and double glazed door to garden.

Bedroom 1

10' 7" x 9' 9" (3.22m x 2.96m)

Laminate flooring, textured ceiling, radiator, double glazed window complete with fitted shutters.

Bedroom 2

10' 4" x 10' 8" (3.15m x 3.24m)

Fitted carpet, textured ceiling, built in cupboard, radiator, double glazed window to front aspect with fitted shutters.

Bedroom 3

10' 2" x 8' 10" (3.11m x 2.69m)

Fitted carpet, textured ceiling, built in cupboard, radiator, double glazed window to rear aspect with fitted blinds.

Bathroom

7' 2" x 7' 0" (2.18m x 2.14m)

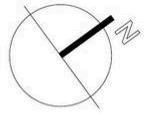
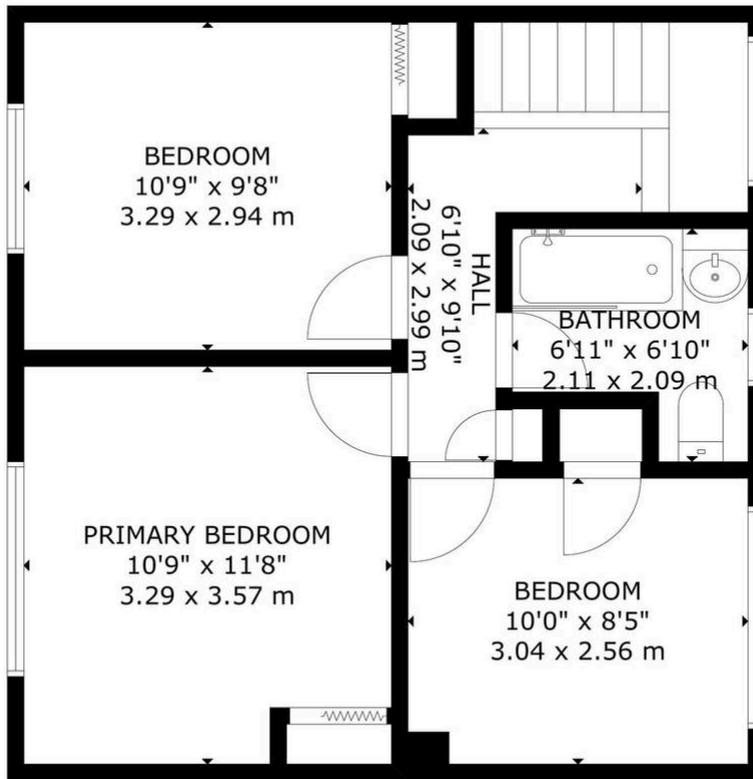
3 piece suite comprising low level w/c, wash basin, panel enclosed bath with electric shower, ceramic tiled walls, laminate flooring, obscure double glazed window to rear aspect.

Ground Floor W/C

Low level w/c, part tiled walls.

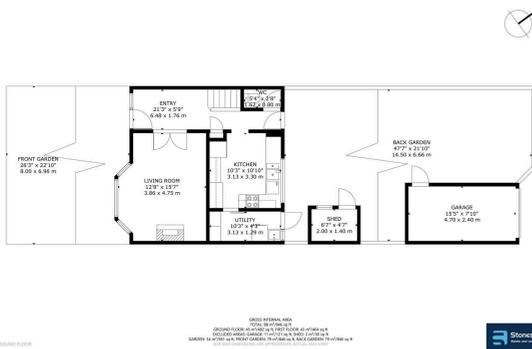
1st Floor Landing

Fitted carpet, built in cupboard, double glazed window to rear aspect, doors to bedrooms and bathroom.



GROSS INTERNAL AREA
TOTAL: 88 m²/946 sq ft
GROUND FLOOR: 45 m²/482 sq ft, FIRST FLOOR: 43 m²/464 sq ft
EXCLUDED AREAS: GARAGE: 11 m²/121 sq ft, SHED: 3 m²/30 sq ft
GARDEN: 54 m²/581 sq ft, FRONT GARDEN: 79 m²/846 sq ft, BACK GARDEN: 79 m²/846 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

FIRST FLOOR



GROUND FLOOR



GROUND FLOOR



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