



1 Netherfield Gardens, Barking, IG11 9TL

Price Guide £550,000

- Three-Bedroom Semi-Detached Family Home
- Attached Garage
- Potential for a double-storey side extension (STPP)
- Guide price £550,000 - £600,000
- Popular Faircross Estate Location
- Off-Street Parking
- Easy reach of Barking Station and Barking Town Centre

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Maybury Estates are delighted to offer for sale this spacious three-bedroom semi-detached family home, situated on the ever-popular Faircross Estate in Barking.

The property offers excellent family accommodation, comprising a generous through lounge, extended kitchen, conservatory and the added convenience of a ground-floor w/c and utility room. Further benefits include an attached garage and off-street parking.

To the first floor, the property features three well-proportioned bedrooms and a family bathroom.

For buyers looking to add value and create additional living space, the property offers potential for a double-storey side extension and a rear extension, subject to the necessary planning permissions and building regulations.

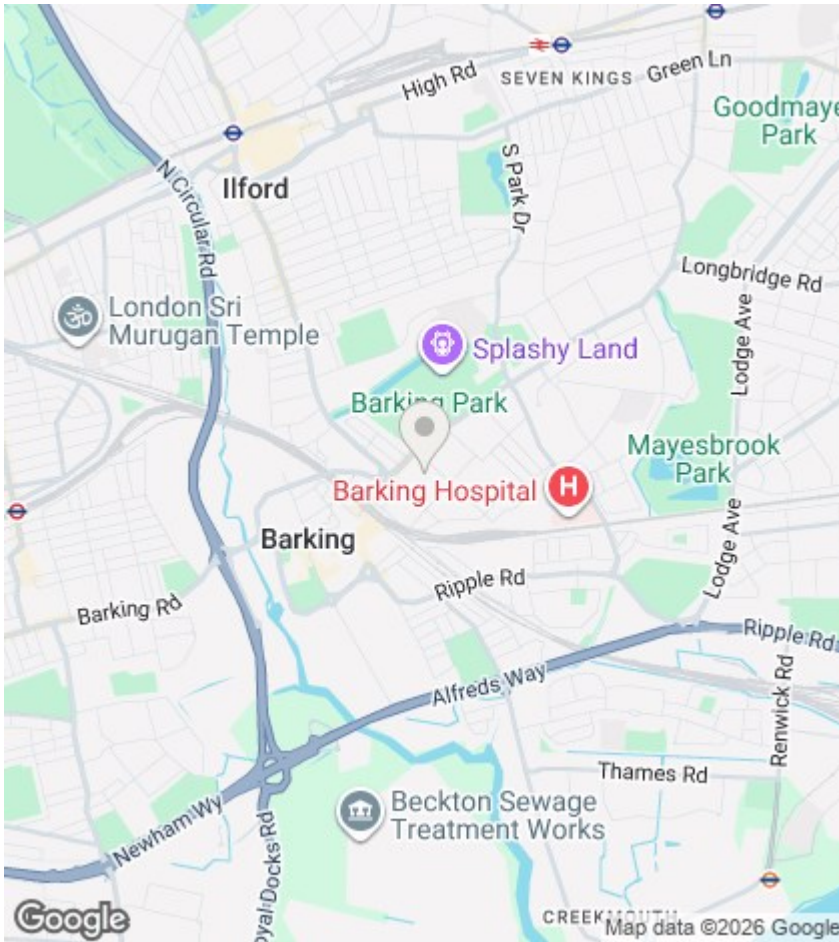
Ideally located within easy reach of Barking Station and Barking Town Centre, residents can enjoy convenient access to a wide range of shops, restaurants, local amenities and places of worship.

An excellent opportunity for families and buyers seeking a property with scope to extend and personalise, subject to the relevant permissions, in a well-established residential location.



Council Tax Band: E





Directions

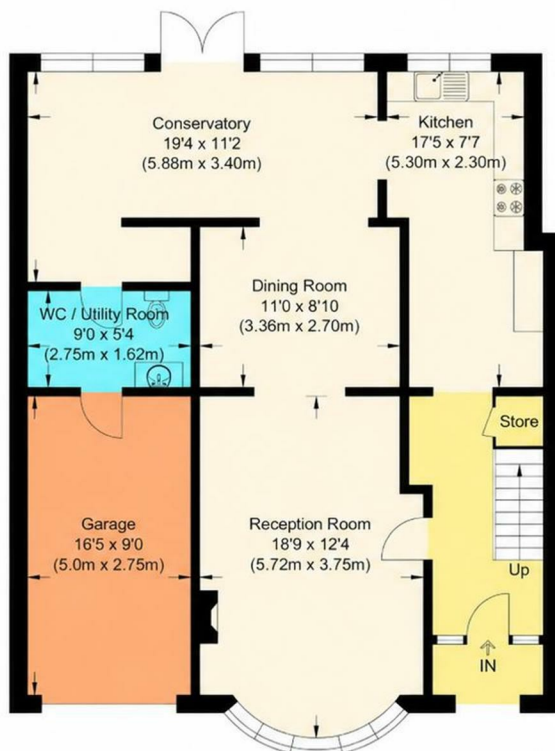
Viewings

Viewings by arrangement only. Call 0207 018 0660 to make an appointment.

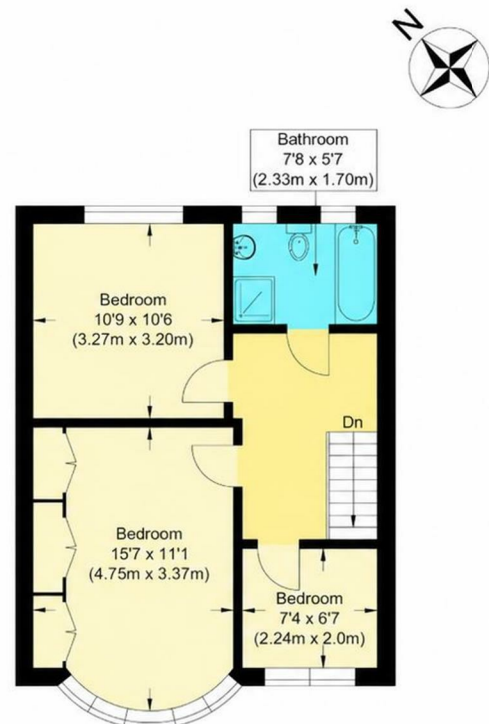
EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Ground Floor



First Floor

Approximate Gross Internal Floor Area : 135.30 sq m / 1456.35 sq ft
(Including Garage)

Garage Area : 13.80 sq m / 148.54 sq ft

Illustration for identification purposes only. Measurements are approximate. Not to scale.