



LONGBRIDGE ROAD, BARKING

£625,000 Freehold

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A delightful 3/4 Bedroom family home in the much sought after Barking Abbey catchment area. Properties in this location do not come to market often, situated behind a grass verge on Longbridge road is this fantastic semi detached property, offering 3 bedrooms on the first floor, a converted roof space for storage and office space as well as 2 reception rooms one of which is currently being used as a 4th bedroom. the property is an attractive 1920's build with a spacious front garden and drive as well as a rear garden in excess of 100 ft


Council Tax Band: D

Tenure: Freehold



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fitings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.