



Woodbridge Road, BARKING

£265,000

FIRST TIME BUYER HEAVEN!!

This one bedroom, recently built bungalow is located on the ever popular Leftley Estate in Barking. The property benefits from being effectively brand new with one bedroom, double glazing, electric heating, open plan lounge/kitchen, modern bathroom/WC, off street parking and own private garden. We would recommend you call our Ilford sales office on 020 8518 3000 for an appointment to view this unique property.

- ONE BEDROOM
- SIDE ACCESS
- OFF STREET PARKING
- REAR GARDEN
- EPC - D

ONE BEDROOM END OF TERRACE BUNGALOW

ENTRANCE

Via double glazed door to open plan lounge and kitchen.

Open Plan Lounge/Kitchen

17' 6" x 21' > 11' 7" (5.33m x 6.40m)

Lounge Area;

Double glazed picture and casement windows to side, front and rear, laminate flooring, wall mounted electric heater, spotlights to ceiling, wall lights, double glazed door to side.

Kitchen Area;

Tiled floor, part tiled walls, range of eye and base units in a walnut finish, granite work surfaces, one and a quarter bowl stainless steel sink with mixer taps, electric oven and hob with granite splashback, extractor hood, integral washer dryer, door to lobby.



Lobby Area

Laminate flooring, storage cupboard, fitted wardrobe with sliding mirror doors, door to bathroom/WC.



Bathroom/WC

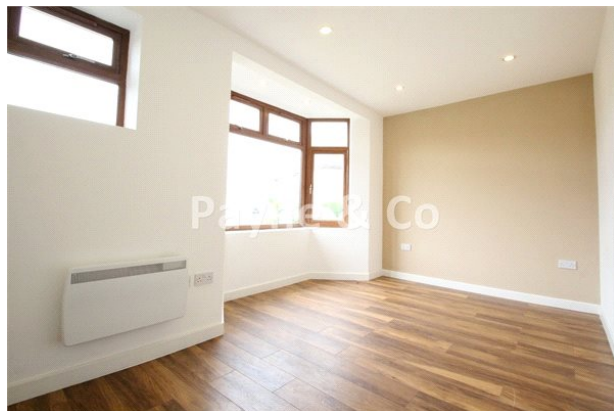
Double glazed opaque picture and casement window to front, tiled floor and walls, chrome towel radiator, vanity sink unit with mixer taps, WC, panelled bath with mixer taps, shower attachment and electric shower over, storage cupboard, extractor fan.



Bedroom

15' 6" x 10' 4" to bay (4.72m x 3.15m)

Double glazed bay window to side, double glazed picture and casement window to side, laminate flooring, wall mounted electric heater, storage cupboard, power points.



EXTERIOR

Front Garden

Brick paved providing off street parking, lawn area, shrub borders, outside lighting.


Rear Garden

Via side access, mainly laid to lawn.

More Information

EPC

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 to 100) A		
(81 to 91) B		
(69 to 80) C		77
(56 to 68) D	58	
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
<i>Not energy efficient - higher running costs</i>		
England, Wales & N.Ireland		
EU Directive 2002/91/EC		

What's Next?

If you would like to view or make an offer please contact Payne & Co on 020 8518 3000

Disclaimer

Please note that these particulars do not constitute or form part of an offer or contract, nor may they be regarded as representations. All interested parties must verify their accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and planning/building regulation consents. All dimensions are approximate and quoted for guidance only. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.

