



**Stephen Tuckwell House, Crossness Road**  
**Barking, Essex, IG11 0TF**



**Guide Price £290,000- £310,000**  
**Leasehold**





# Crossness Road, Barking

## DESCRIPTION

Guide Price £280,000 - £300,000

Located on Crossness Road in Barking, you will find yourself within easy reach of local amenities, including shops, restaurants, and parks, as well as excellent transport links to central London and beyond.

This delightful second-floor flat offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for small families, couples, or individuals seeking a peaceful retreat in a vibrant area.

Upon entering, you are welcomed into a spacious reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The flat boasts a modern bathroom, ensuring that your daily routines are both comfortable and efficient.

One of the standout features of this property is the charming balcony, which offers a lovely outdoor space to enjoy fresh air and sunshine, making it an excellent spot for morning coffee or evening relaxation. Additionally, the flat comes with an allocated parking space, a valuable asset in this bustling area, providing you with peace of mind and convenience.



# ROOMS

## Entrance

Communal entrance leading to stairs and lift to second floor , communal hallway leading to own door

## Hallway

Carpeted floor, radiator, doors leading to:

## Bedroom One

Double glazed window to rear, radiator, fitted wardrobes,. door leading to ensuite

## Ensuite

Laminate flooring, tiled walls, low level wc, hand basin, shower enclosure

## Bedroom Two

Double glazed window to rear, radiator, fitted wardrobes

## Bathroom

Laminate flooring, tiled walls, low level wc, fitted wash hand basin, panelled bath with shower attachment and shower screen

## Reception/Diner/Kitchen

Double glazed windows to rear, a range of wall and base units with sink and cooker hob with extractor above , integrated oven and fridge, double glazed door leading out to balcony.





## SECOND FLOOR



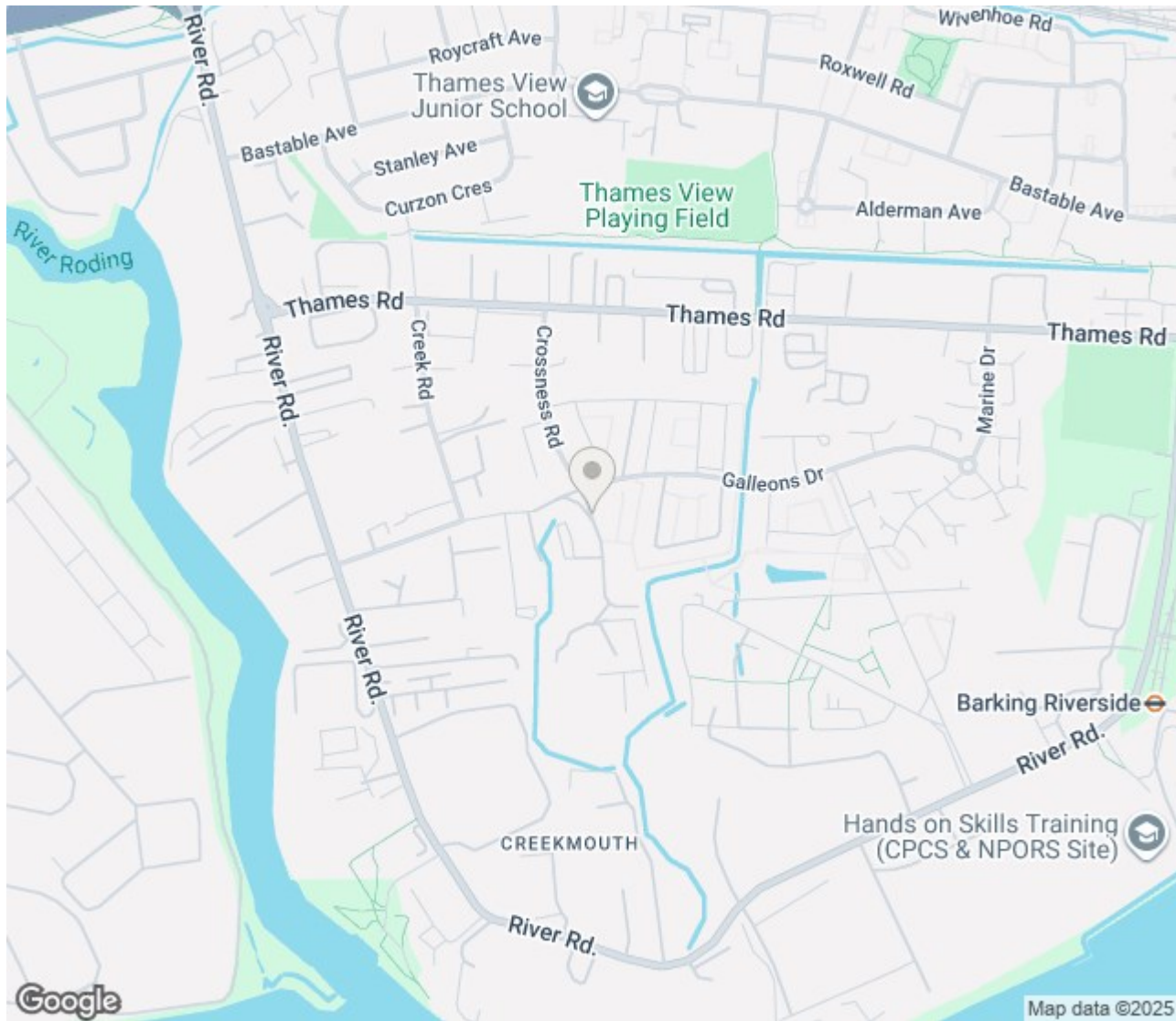
FLAT 304 STEPHEN TUCKWELL HOUSE, 24, CROSSNESS ROAD BARKING, ESSEX, IG11 0TF

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## ENERGY PERFORMANCE CERTIFICATE

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>86</b>	<b>86</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

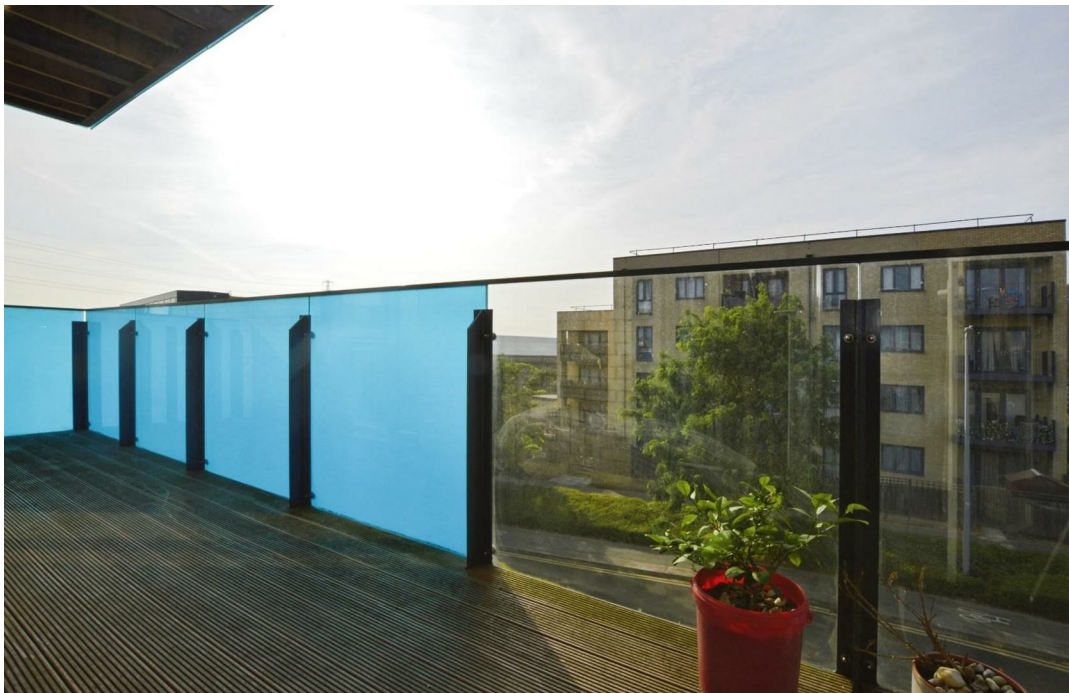
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