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Sandy House, Sackett Road, Barking, Essex, IG11 0WN

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Guide Price £350,000 - £370,000

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Nestled in the vibrant Barking Riverside, this delightful three-bedroom flat on Sackett Road offers a perfect blend of modern living and comfort. Upon entering, you are welcomed into a spacious open-plan living, kitchen, and dining area, ideal for both entertaining guests and enjoying quiet family evenings. The fitted kitchen is equipped with integrated appliances, making meal preparation a breeze and adding a modern touch to the home. The design maximises natural light, creating a warm and inviting atmosphere throughout the space.

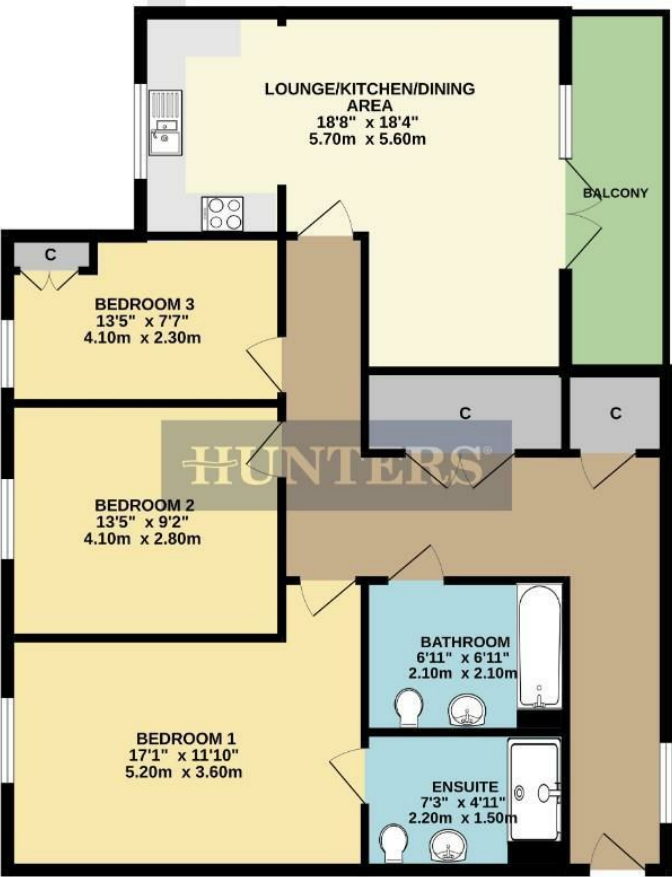
The property boasts three well-proportioned bedrooms, the main bedroom features the added luxury of an en-suite shower room, providing a private retreat for relaxation. In addition, there is a second bathroom, ensuring convenience for all residents and guests.

One of the standout features of this property is the south-facing balcony, which allows for an abundance of natural light and offers a lovely outdoor space to enjoy the sunshine. Whether you wish to sip your morning coffee or unwind with a book in the evening, or simply enjoying some fresh air this balcony is sure to become a cherished spot. It is an excellent spot for socialising with neighbours. There is also allocated secured underground parking, a rare find in urban living. This added convenience not only enhances security but also offers peace of mind for those with vehicles.

Situated in a desirable location, this property benefits from excellent transport links, with Barking Riverside Station within easy reach and residents can take advantage of the Uber Boat service, providing an exciting and unique way to travel along the River Thames. This makes commuting to central London or exploring the surrounding areas both easy and enjoyable. Families will appreciate being within the catchment area of Riverside School and the George Carey Church of England Primary School, both of which are well-regarded educational institutions.

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FIFTH FLOOR
992 sq.ft. (92.2 sq.m.) approx.



TOTAL FLOOR AREA: 992 sq.ft. (92.2 sq.m.) approx.
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.
Made with Metagor 6/2024

Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

LOUNGE/KITCHEN/DINING AREA

18'8" x 18'4"

Double glazed window, laminated flooring, wall mounted radiator, range of fitted wall and base units, roll top work surface, sink and drainer, integrated hob with extractor hood above, wall mounted integrated oven, double doors leading onto balcony.

BEDROOM ONE

17'0" x 11'9"

Double glazed window, carpet flooring, wall mounted radiator.

EN-SUITE

7'2" x 4'11"

Shower cubicle, wash basin, low level w.c, tiled walls and flooring, wall mounted radiator.

BEDROOM TWO

13'5" x 9'2"

Double glazed window, carpet flooring, wall mounted radiator.

BEDROOM THREE

13'5" x 7'6"

Double glazed window, carpet flooring, wall mounted radiator.

BATHROOM

6'10" x 6'10"

Three piece suite comprising of panelled bath with mixer tap and shower attachment, low level w.c, wash basin, part tiled walls and flooring, wall mounted radiator.

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.





