



## Sunningdale Avenue, , Barking, IG11 7QF

- THREE BEDROOM
- FIRST FLOOR BATHROOM
- SPACIOUS KITCHEN
- WELL PRESENTED
- EASY ACCESS TO BARKING TRAIN STATION AND ALL LOCAL AMENITIES

- MID TERRACE HOUSE
- TWO RECEPTION ROOMS
- GROUND FLOOR W.C
- CHAIN FREE
- IDEAL FAMILY HOME OR BUY TO LET INVESTMENT

**£500,000**



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Welcome to Sunningdale Avenue, Barking, a charming location perfect for those seeking a delightful property to call home. This Victorian mid-terrace house boasts a generous 1,019 sq ft of living space, offering ample room for comfortable living.

Upon entering, you are greeted by two inviting reception rooms, ideal for entertaining guests or simply relaxing with your loved ones. The property features three cosy bedrooms, providing a peaceful retreat for the whole family. With a first-floor bathroom and an additional ground floor w.c., convenience is at the forefront of this lovely home.

Presented in excellent condition and being chain-free, this property is ready for you to move in and make it your own. Its proximity to Barking station ensures easy access to transportation links, making your daily commute a breeze. Furthermore, with all local amenities close by, everything you need is within reach.

Whether you are looking for an ideal family home to create lasting memories or considering a buy-to-let investment opportunity, this property offers versatility to suit your needs. Don't miss out on the chance to own a piece of this vibrant neighbourhood in Barking.



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Entrance Hall

Kitchen  
12'10 x 10'7

Bedroom Two  
11'0 x 9'10

Rear Garden  
45'11

Reception One  
14'7 x 11'4

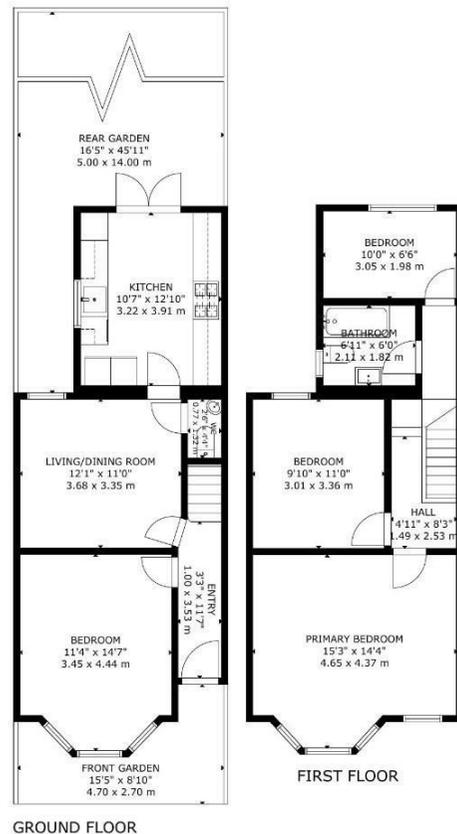
Ground Floor W.C

Bedroom Three  
10'0 x 6'6

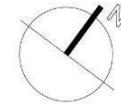
Reception Two  
12'1 x 11'0

Bedroom One  
15'3 x 14'4

Bathroom  
6'10 x 6'0

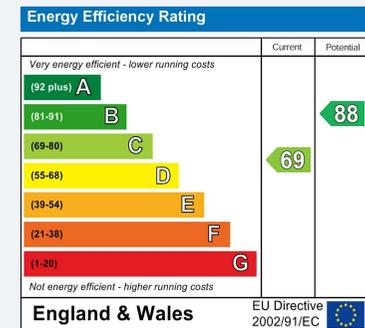


GROSS INTERNAL AREA  
 TOTAL: 95 m<sup>2</sup>/1,019 sq ft  
 GROUND FLOOR: 47 m<sup>2</sup>/507 sq ft, FIRST FLOOR: 48 m<sup>2</sup>/512 sq ft  
 EXCLUDED AREA: REAR GARDEN: 51 m<sup>2</sup>/553 sq ft, FRONT GARDEN: 8 m<sup>2</sup>/86 sq ft  
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



## ENERGY PERFORMANCE CERTIFICATE

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



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.

**THINKING OF SELLING?** 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.

### Viewings

Please contact [chadwell.heath@hunters.com](mailto:chadwell.heath@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.



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