



## Faircross Avenue, , Barking, IG11 8QZ

- THREE BEDROOM
- TWO RECEPTION ROOMS
- TWO BATHROOMS
- SPACIOUS REAR GARDEN
- IDEAL FIRST TIME PURCHASE OR BUY TO LET INVESTMENT

- END OF TERRACE HOUSE
- SPACIOUS KITCHEN
- UTILITY ROOM
- CHAIN FREE
- EASY ACCESS TO BARKING STATION

**Guide Price £485,000**



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Nestled on Faircross Avenue in Barking, this charming end of terrace house offers a delightful blend of modern living and classic character. Built in 1900, this property spans an impressive 1,057 square feet and features three well-proportioned bedrooms, making it an ideal family home or a lucrative buy-to-let investment.

Upon entering, you are greeted by two inviting reception rooms that provide ample space for relaxation and entertaining. The spacious modern kitchen is a highlight, designed to cater to the needs of contemporary living while maintaining a warm and welcoming atmosphere. Additionally, the property boasts two bathrooms, ensuring convenience for families or guests.



A utility room adds to the practicality of the home, providing extra storage and functionality. The side entrance enhances accessibility, making it easy to navigate the property.

One of the standout features of this home is its chain-free status, allowing for a smooth and efficient purchase process. Furthermore, the location offers easy access to Barking Station, making commuting a breeze and connecting you to the wider London area.

This property is not only a comfortable residence but also presents an excellent opportunity for those looking to invest in a thriving community. With its blend of space, modern amenities, and prime location, this three-bedroom end of terrace house is a must-see for anyone seeking a new home in Barking.



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Living Room  
13'7 x 11'6

Ground Floor Bathroom  
6'1 x 4'5

Bedroom Two  
11'0 x 9'3

Garden  
54'2

Dining Room  
11'1 x 9'3

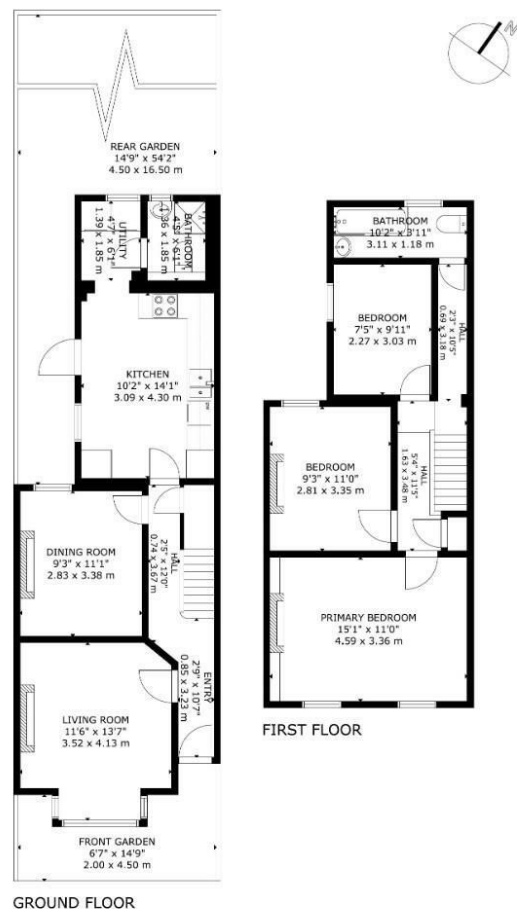
Utility Room  
6'1 x 4'7

Bedroom Three  
9'11 x 7'5

Kitchen  
14'1 x 10'2

Bedroom One  
15'1 x 11'0

Bathroom  
10'2 x 3'11



GROSS INTERNAL AREA  
TOTAL: 88 m<sup>2</sup> (950 sq ft)  
GROUND FLOOR: 52 m<sup>2</sup> (563 sq ft) F. F. 1ST FLOOR: 36 m<sup>2</sup> (387 sq ft)  
EXCLUDED AREAS: FRONT GARDEN: 8 m<sup>2</sup> (86 sq ft) REAR GARDEN: 54 m<sup>2</sup> (583 sq ft)  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



### Viewings

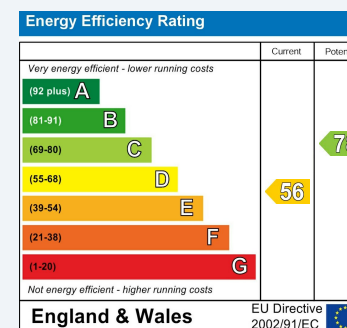
Please contact [chadwell.heath@hunters.com](mailto:chadwell.heath@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

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

## 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.



6 Tudor Parade, Chadwell Heath, RM6 6PS  
Tel: 020 8150 6001 Email: [chadwell.heath@hunters.com](mailto:chadwell.heath@hunters.com) <https://www.hunters.com>

