



# PESTELL & Co

ESTABLISHED 1991



NETHERFIELD GARDENS, BARKING  
GUIDE PRICE: £580,000

FOUR BEDROOM END OF TERRACE HOUSE | 2 RECEPTION ROOMS  
BATHROOM | DOWNSTAIRS SHOWER ROOM | LARGE GARAGE  
REAR GARDEN | WALKING DISTANCE TO LOCAL SHOPS AND  
AMENITIES | 10 MINUTE WALK TO BARKING STATION

[WWW.PESTELL.CO.UK](http://WWW.PESTELL.CO.UK)

01371 879100



## THE PROPERTY

A four bedroom end of terrace house located in Barking, London. Offering four bedrooms and two reception rooms with a downstairs shower room and a bathroom on the first floor. There is a large garage with power and lighting and a rear garden.



PORCH

ENTRANCE HALL

LIVING ROOM 11'11" X 11'2"

FAMILY ROOM 12'5" X 10'9"

KITCHEN

DINING ROOM 9'4" X 8'6"

GROUND FLOOR SHOWER ROOM







FIRST FLOOR LANDING  
 BEDROOM 1 – 12'1" X 8'6"  
 BEDROOM 2 – 11'8" X 10'6"  
 BEDROOM 4 – 8'7" X 7'5"  
 FAMILY BATHROOM  
 SECOND FLOOR LANDING  
 BEDROOM 3 – 12'0" X 10'11"



Obscure glazed twin opening front door into a small entrance hall with further door opening into:

#### ENTRANCE HALL

With stairs to first floor landing with large storage cupboard under, wall mounted radiator, ceiling lighting and doors to rooms.

#### LIVING ROOM – 14'9" X 12'4"

With feature bay window to front, ornamental fireplace, ceiling lighting and wall mounted lighting, fitted carpet, TV, telephone and power points.

#### FAMILY ROOM – 12'5" X 10'2"

With ceiling lighting, fitted carpet, wall mounted radiator and power points.

#### KITCHEN – 22'0" X 7'5"

A galley style kitchen with an array of eye and base level cupboards and drawers, tiled flooring, single bowl single drainer stainless steel sink unit with mixer tap, wall mounted gas boiler, recess and plumbing for washing machine, recess and plumbing for dishwasher, door opening out to rear garden, ceiling lighting and opening through to:

#### DINING ROOM – 9'1" X 8'11"

With French doors to rear garden, wall mounted radiator, power points and ceiling lighting.

#### DOWNSTAIRS SHOWER ROOM

Comprising a white suite of wash hand basin with vanity unit under, heated towel rail, separate fully tiled and glazed shower cubicle, close coupled WC with integrated flush, ceiling lighting, Velux window and extractor fan.

#### FIRST FLOOR LANDING

With large corner storage cupboard and doors to rooms.

#### BEDROOM 1 – 14'11" X 10'2"

With feature bay window to front, ceiling lighting, power points and fitted carpet.

#### BEDROOM 2 – 11'10" X 10'6"

With window to overlooking rear garden, ceiling lighting, power points and fitted carpet.

#### BEDROOM 4 – 7'6" X 8'7"

With window to front ceiling lighting, power points and fitted carpet.

Turned staircase from first floor landing to:

#### SECOND FLOOR LANDING

With small Velux window to front and door to:

#### BEDROOM 3 – 12'0" X 10'11" MAX

With Velux windows to front and rear, ceiling lighting, power points, fitted carpet and further recess and eaves storage.





## OUTSIDE

The front of the property is laid to hard landscape garden and there is a gated rear access to the side and giving access to:

## REAR GARDEN

Laid to lawn with planted borders, along with outside lighting and water and a personnel door into:

## LARGE DOUBLE GARAGE

Brick built with electric roller door with light and power supply.



WANT TO VIEW THIS PROPERTY? DO YOU HAVE ANY QUESTIONS?  
PLEASE DO NOT HESITATE TO CONTACT US 01371 879100



Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		84   <b>B</b>
69-80	<b>C</b>		
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>	32   <b>F</b>	
1-20	<b>G</b>		

The graph shows this property’s current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

## THE LOCATION

**Netherfield Gardens** is located in the London borough of Barking and Dagenham, close to the amenities and transport links of Barking, with easy access for those that commute but with the added benefit of having multiple schools and amenities close by. It is a 7 minute walk from Barking station giving access to London Liverpool Street within 30 minutes. It also offers easy access to the A406 and is just a short drive to London city airport.

GENERAL REMARKS & STIPULATIONS

Folio 3180

FULL ADDRESS

45 Netherfield Gardens, Barking, IG11 9TL

SERVICES

Mains electricity, gas fired central heating, water.

LOCAL AUTHORITY

London Borough of Barking and Dagenham, Civic Centre, Rainham Road North, Dagenham. Essex, RM10 7BN, Tel: 020 8215 3000

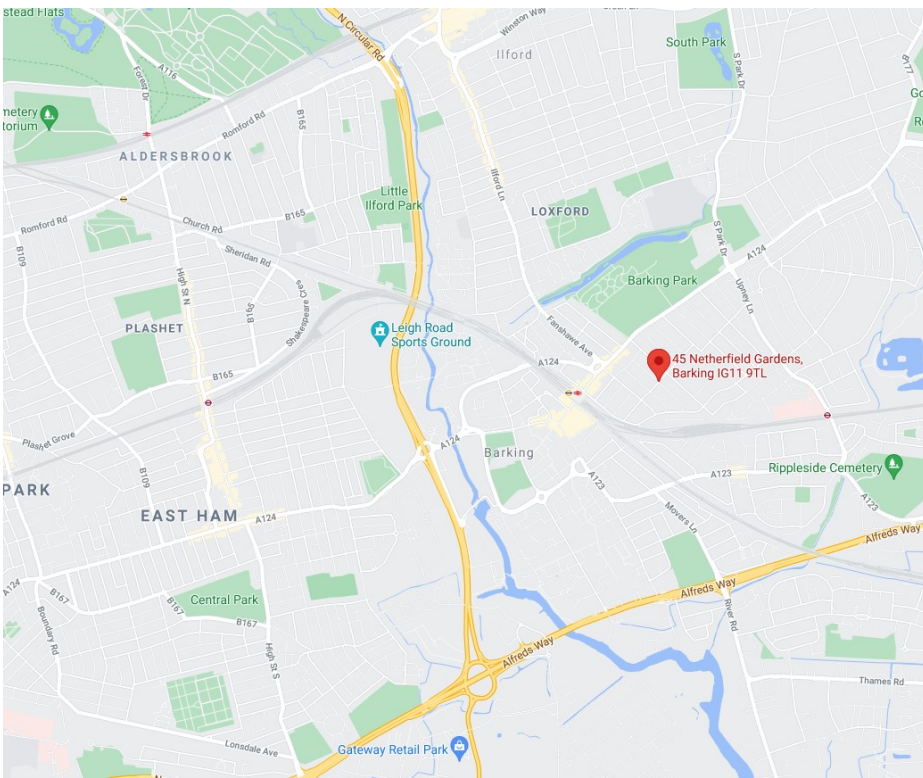
COUNCIL TAX BAND

Band E

VIEWING

Strictly by appointment with the selling agent Pestell & Co. If there are any points which are of importance to you, we invite you to discuss them with us prior to you travelling to the property.

DIRECTIONS



OFFICE OPENING TIMES

**7 days a week.** Monday to Friday 9.00am to 6.00pm, Saturday's 9.00am to 5.00pm and Sunday's 10.00am to 1.00pm.

IMPORTANT NOTICE

**AGENTS NOTE:** The information given in these particulars is intended to help you decide whether you wish to view this property and to avoid wasting your time in viewing unsuitable properties. We have tried to make sure that these particulars are accurate, but to a large extent we have to rely on what the seller tells us about the property. We do not check every single piece of information ourselves as the cost of doing so would be prohibitive and we do not wish to unnecessarily add to the cost of moving house. In accordance with the misrepresentation act, we are required to inform both potential vendors and purchasers, that from time to time both vendors and or purchasers, may be known by our staff, by way of previous customers, friends, neighbours, relatives, etc.

Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission etc.), as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains etc.) will be included in the sale.

ESTABLISHING OURSELVES AS A LEADING LOCAL  
AGENT FOR 30 YEARS!!!



WE HAVE IT COVERED, PLEASE DO NOT HESITATE TO CALL ONE OF  
OUR EXPERIENCED TEAM FOR FURTHER INFORMATION.

WOULD YOU LIKE A FREE HOME VALUATION?

WANT TO CHANGE AGENT AND GET YOUR PROPERTY SOLD?

DO YOU HAVE A PROPERTY THAT YOU WOULD LIKE TO RENT BUT UNCERTAIN  
HOW TO GO ABOUT IT?

INTERESTED IN LAND ACQUISITION?

HAVE A COMMERCIAL PROPERTY TO SELL OR LET?

ARE YOU A DEVELOPER LOOKING FOR AN AGENT TO MARKET YOUR SITE?