



**Westminster Gardens, Barking, Essex**  
**Semi Detached Bungalow**

**Price : £395,000 Offers in excess of:**  
*Freehold*

# Westminster Gardens, Barking, Essex – NO ONWARD CHAIN !!

## Property Details:

Are you looking for a property to make your own? This lovely 3 bedroom family home is in need of updating and has huge potential to expand (STPP). Comprising of 3 bedrooms and a bathroom to the first floor and a through lounge/diner, kitchen and conservatory to the ground floor, this home is waiting for its new owners to bring it to life. The large rear garden offers lots of scope for extending at the rear and maybe even to the side to give more ground floor space, So many options. The property has a brand new bathroom and also had a new combi-boiler. To the front there is off street parking for 2 cars. Located in the ever popular area of Barking with good road links and walking distance to schools etc. This is a great opportunity to put your stamp on it. Don't delay, book your viewing! Viewing by appointment only.

## Ground Floor:

**Porch:** Open arched storm porch. Double glazed UPVC door with side windows giving entrance to main hallway.

**Entrance Hall:** 12'8" x 5'3" Glazed door to lounge and to kitchen. Fitted carpet to hallway and stairs. Radiator. Textured ceiling. Under stair storage.

**Through Lounge/Diner:** 24'7" x 10'9" - Double glazed window to front and French doors and window to rear aspect, opening into conservatory. Chimney breast with gas/coal effect fire to lounge area. Further chimney breast in the open plan dining area. Textured ceiling. 2 x Radiators. Walls have been treated for damp and re-plastered where affected. (paperwork and guarantee available).

**Kitchen:** 7'9" x 6'5" – Double glazed window and door to rear garden. Range of eyelevel and base units giving ample storage. Space for freestanding cooker with extractor over. Stainless steel sink with drainer. Space for fridge / freezer. Smooth ceiling. Fully tiled to walls. Vinyl flooring. Door to conservatory.

**Conservatory:** 16'11" x 5'6" – Double glazed French window to two sides and French doors to rear garden. Part carpet, part vinyl to floor. Space and plumbing for washing machine and tumble dryer. Neutral décor. Radiator. Doors to both kitchen and dining area accessed from conservatory.

## First Floor:

**Landing:** 8'4" x 6'0". Double glazed window to side aspect. Access to first floor accommodation and loft. Fitted carpet.

**Bathroom:** 5'11" x 5'5". Double glazed frosted window to rear aspect. P-shape panel bath with shower over. Low level W.C. and Hand basin with integrated storage surround. Part tiled splash back. Wood flooring. Heated towel rail. Smooth ceiling.

**Bedroom 1:** 13'4" x 10'0" - Double glazed bay window to front aspect. Fitted carpet. Chimney breast. Radiator.

**Bedroom 2:** 11'4" x 8'10" - Double glazed window to rear aspect. Wooden flooring. Chimney breast. A range of fitted wardrobes. New combi-boiler housed in cupboard. Radiator. Neutral décor.

**Bedroom 3:** 8'0" x 6'0" - Double glazed window to front aspect. Fitted carpet. Radiator. Built in wardrobe.

## Outside:

**Rear Garden:** Large rear garden approx. 50/60'. Mainly laid to lawn with patio area and gated side access to front of the property.

**To Front of property:** Crazy paved drive to front with gated access to rear garden from side. Parking for 1/2 vehicles

Council Tax Band: C - Local Council: London Borough of Barking & Dagenham  
Approximate gross internal area 86m<sup>2</sup> – 925 sq ft.  
EPC: D (awaiting update)

There is opportunity to expand the property if more space is needed (STPP)

The property has a new bathroom, new boiler and has had damp treated (Guaranteed and paperwork available.)





- 3 Bedrooms
- Brand New Bathroom
- Through Lounge / Diner
- Kitchen
- Conservatory
- Large rear garden
- Gas Central Heating
- New Combi Boiler
- Double glazing
- Off Street Parking
- HUGE POTENTIAL TO EXPAND
- NO ONWARD CHAIN

**Disclaimer**

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

**Keller Williams - Property Giant**

3 Robjohns Road,  
Chelmsford, Essex, CM1 3AG

T: 07532 164364

E: [jenni.dawson@kwuk.com](mailto:jenni.dawson@kwuk.com)

[kwuk.com](http://kwuk.com)