

PAYNE & Co

26 Halsham Crescent, Barking

Barking

In Excess of £750,000

This four-bedroom end of terrace house is for sale in Barking and is presented in good condition. The property offers one through reception room, a kitchen, three bathrooms and off-street parking. There is a detached garage and potential to extend to the side and into the loft, subject to planning permission. The house is situated in a residential area of Barking with access to nearby schools and green spaces, making it suitable for those seeking amenities within reach. Local parks in the wider Barking area provide open space for walking and recreation, while the town centre offers a range of shops, supermarkets and services. Barking station is the main local transport hub, providing Underground, Overground and rail services. From Barking, District and Hammersmith & City line services run into central London, with journey times to the City typically around 20–25 minutes. C2C services also operate towards Fenchurch Street and the Essex coast. Bus routes in the area link surrounding neighbourhoods and connect to Barking station. This property may appeal to buyers looking for a four-bedroom house with parking and scope for future expansion in an established Barking location.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Chain Free
- End of Terrace
- Extension Potential (STPP)
- Detached Garage
- Off-Street Parking
- Four Bedrooms
- Three Bathrooms
- Family Home



**Porch/Hallway**

**Ground Floor Hallway**

**Reception**

24' 4" x 12' 9" (7.42m x 3.88m)

**Kitchen**

18' 6" x 11' 4" (5.65m x 3.45m)

**Ground Floor Bedroom**

18' 6" x 8' 3" (5.63m x 2.51m)

**Ground Floor Bathroom**

**First Floor Landing**

**Bedroom**

12' 1" x 10' 4" (3.68m x 3.16m)

**En-Suite**

**Bedroom**

11' 7" x 11' 10" (3.52m x 3.61m)

**Bedroom**

8' 1" x 7' 5" (2.46m x 2.27m)

**Garage**







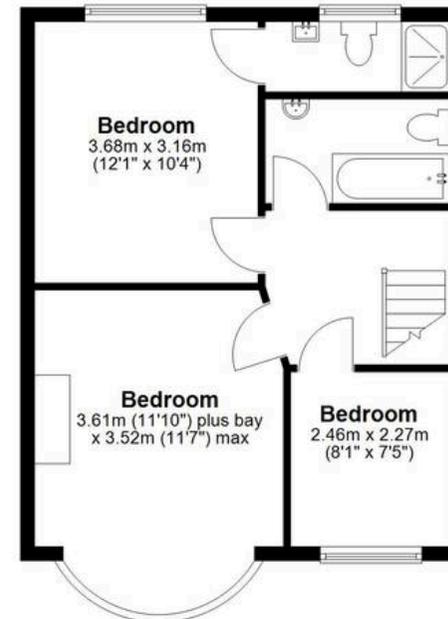
### Ground Floor

Approx. 90.0 sq. metres (968.9 sq. feet)



### First Floor

Approx. 44.0 sq. metres (473.9 sq. feet)



Total area: approx. 134.0 sq. metres (1442.8 sq. feet)

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.  
Plan produced using PlanUp.



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