



## 18 Thornhill Gardens, Barking, IG11 9TX

Price Guide £550,000

- Three-bedroom corner property
- Located within the popular Faircross Estate
- First-floor bathroom
- Close to local schools, hospitals, and transport links
- Two garages, attached and detached
- Spacious through lounge
- Private driveway with off-street parking
- Guide price £550,000 - £600,000

# 18 Thornhill Gardens, Barking IG11 9TX

Maybury Estates are delighted to offer for sale this unique property situated on the sought-after Faircross Estate, this spacious three-bedroom corner property offers excellent potential for further development (subject to the necessary planning permissions).

The property benefits from a large through lounge, an extended kitchen, and a first-floor family bathroom. Externally, there is an attached garage, a detached rear garage, and a private driveway providing additional off-street parking.

Occupying a generous corner plot, the home offers outstanding scope for a double-storey side extension, as well as further rear and loft extensions, making it an ideal opportunity for growing families or investors alike.

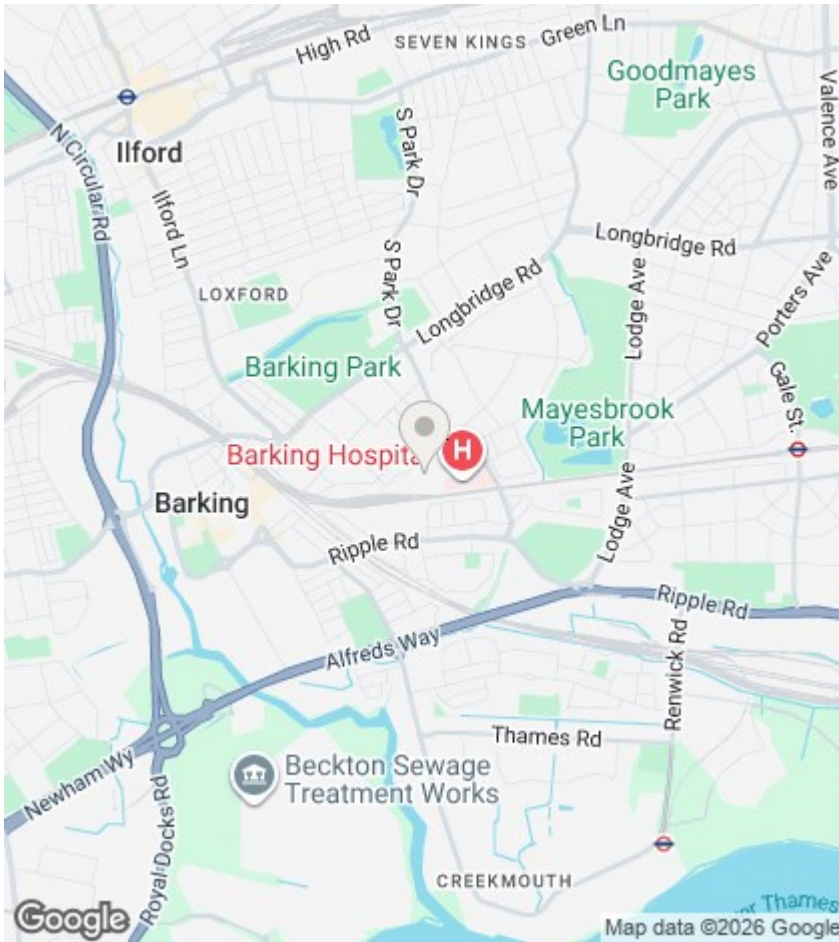
Conveniently located for well-regarded local schools, hospitals, and excellent transport links including Upney Station.



Council Tax Band: E







## Directions

## Viewings

Viewings by arrangement only. Call 0207 018 0660 to make an appointment.

## EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



## Thornhill Gardens

Approximate Gross Internal Floor Area : 110.30 sq m / 1187.25 sq ft  
(Excluding Garage)