



120 Shirley Gardens, Barking, IG11 9XA

Price Guide £600,000

- Five-bedroom terraced house offering generous accommodation
- Situated within the highly sought-after Faircross Estate
- Close to excellent transport links
- Guide Price **£600,000 - £650,000**
- Extended to the rear and loft, providing excellent living space
- Family bathroom, shower room, and ground-floor WC
- Off-street parking

120 Shirley Gardens, Barking IG11 9XA

Maybury Estates are delighted to offer for sale this beautiful property situated on Shirley Gardens, Barking, IG11 9XA, Faircross Estate.

A substantial five-bedroom terraced family home ideally located within the highly sought-after Faircross Estate, an area that remains in strong demand due to its excellent local amenities, reputable schools, and convenient transport links.

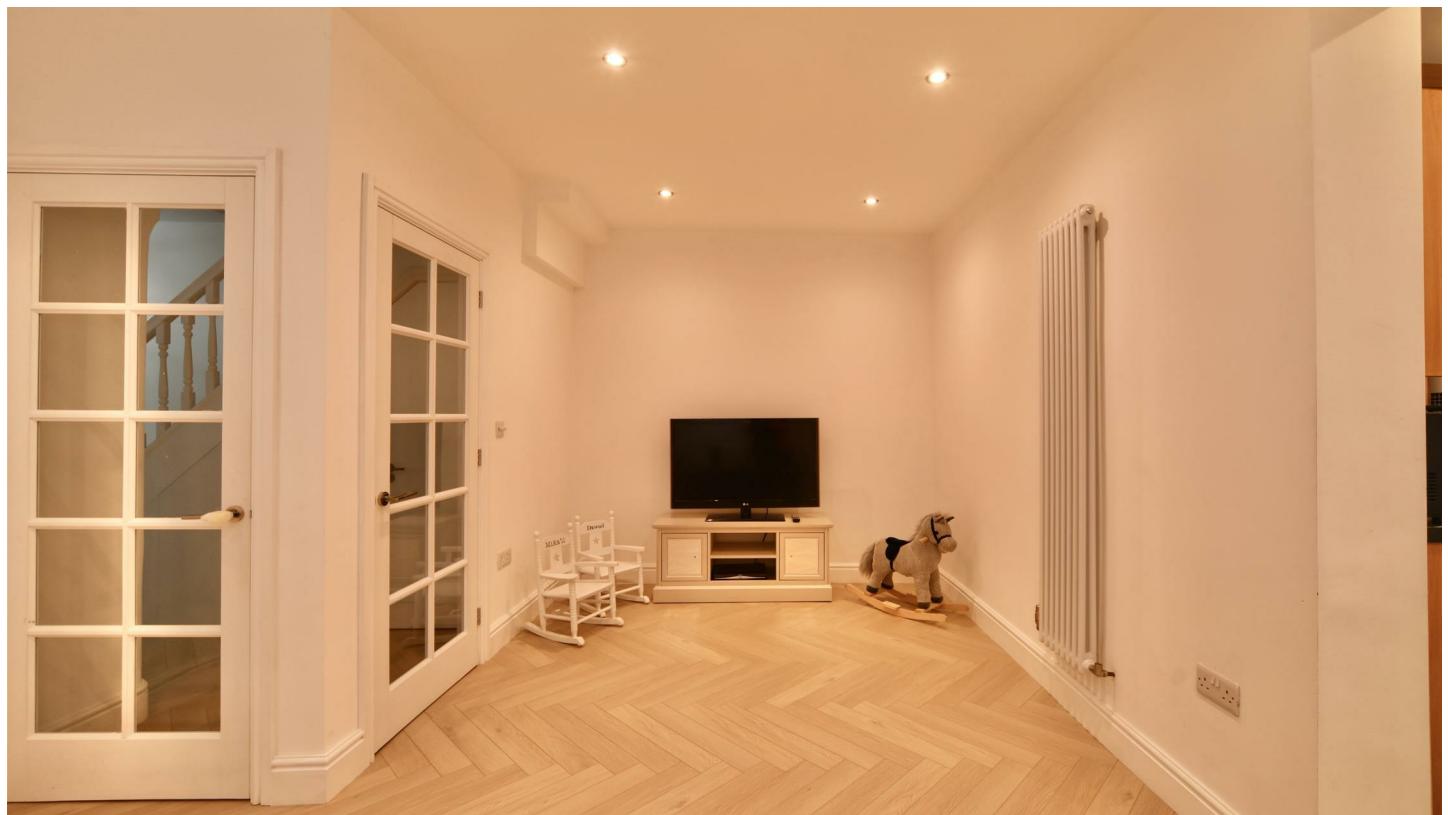
This impressive property has been extended to the rear and into the loft, creating generous and versatile living accommodation rarely available in this popular location. The ground floor offers two well-proportioned reception rooms, a spacious extended kitchen/dining area ideal for modern family living, a ground-floor WC, and the added benefit of off-street parking.

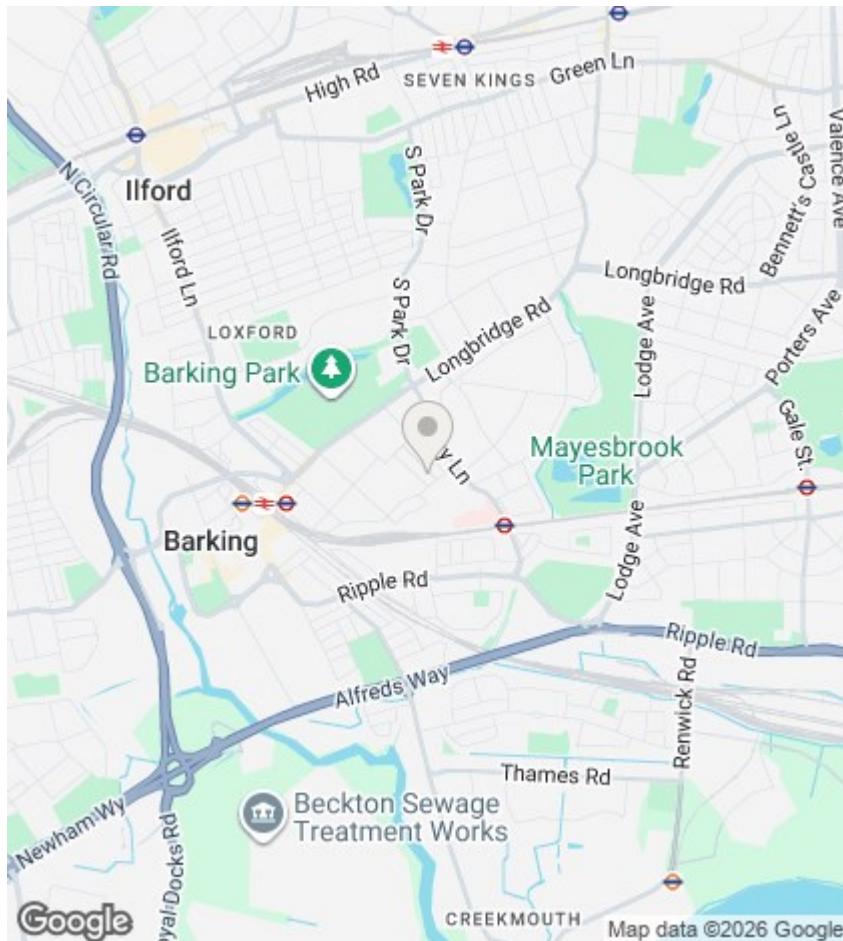
The first floor comprises three good-sized bedrooms and a family bathroom, while the second floor offers two further bedrooms and a shower room, making this home particularly well suited to larger families or multi-generational living.

With properties of this size within the Faircross Estate rarely coming to market, early viewing is highly recommended.



Council Tax Band: D





Directions

Viewings

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

EPC Rating:

D

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



Ground Floor

First Floor

Second Floor

Shirley Gardens

Approximate Gross Internal Floor Area : 139.6 sq m / 1502.64 sq ft
(Excluding Eaves Storage)