

37 Stratton Drive, Barking, IG11 9HH

£675,000

- Three bedroom semi detached house
- Popular and peaceful Leftley Estate location
- Potential for a double-storey side extension (STPP)
- Off street parking
- Prime corner plot with exceptional extension potential
- Detached garage with side access
- Short walk to local schools

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Stratton Drive, IG11 9HH – Exceptional 3-Bedroom semi detached Family Home on a Corner Plot with Huge Potential

Perfectly positioned on the ever-popular Leftley Estate, this impressive three-bedroom home sits proudly on a substantial corner plot, offering a wealth of space inside and out – and the exciting potential for a double-storey side extension (STPP).

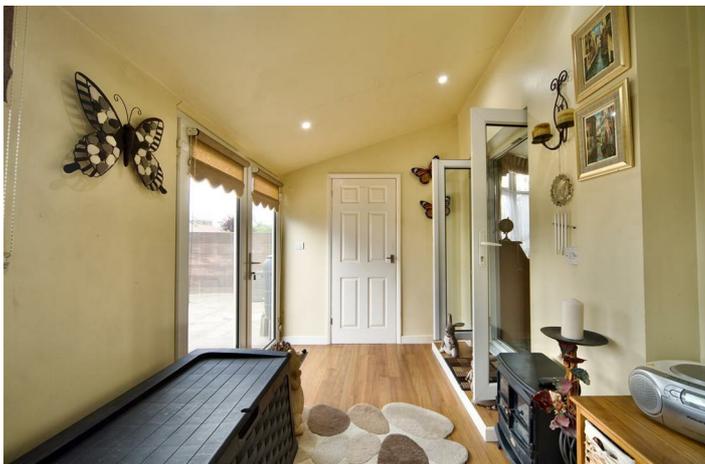
Upon entering, you are greeted by two spacious reception rooms, ideal for entertaining guests or enjoying quiet evenings with family. The layout is both practical and inviting, allowing for a seamless flow between the living areas.

The kitchen area offers plenty of room for everyday cooking and entertaining, while a handy ground floor WC is tucked neatly under the stairs for convenience.

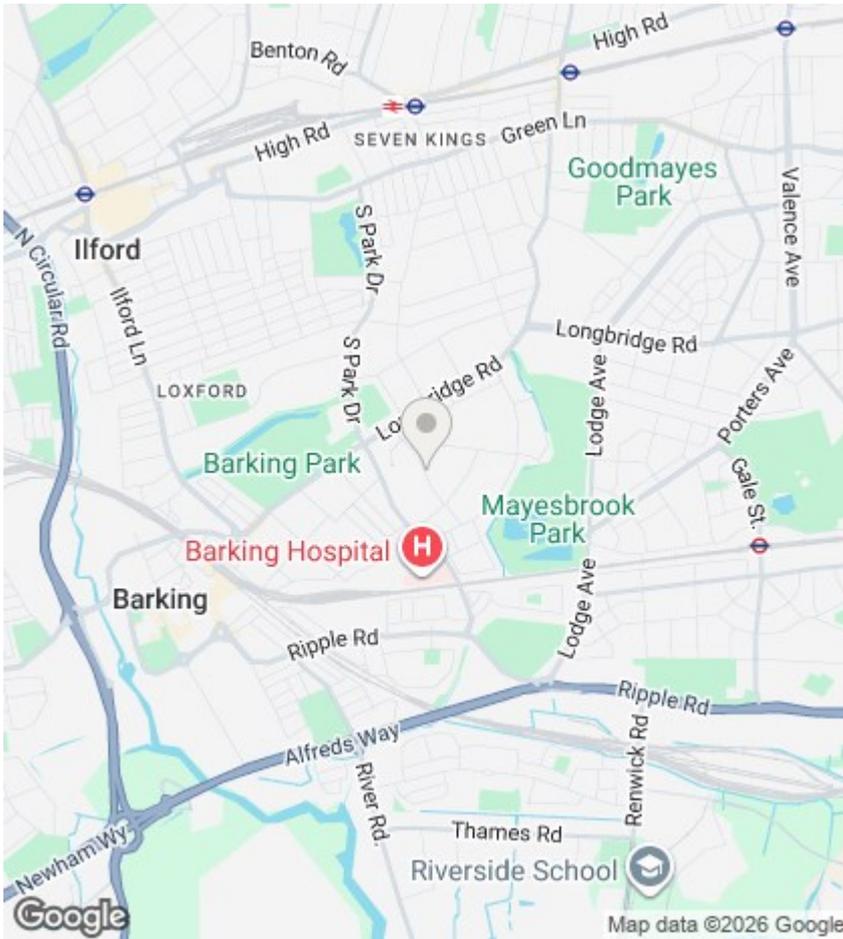
On the first floor you have three well-proportioned bedrooms provide ample space for relaxation, ensuring that everyone has their own sanctuary, and a large family bathroom complete with bath, separate shower, WC, and wash basin – perfect for busy mornings.



Council Tax Band: E







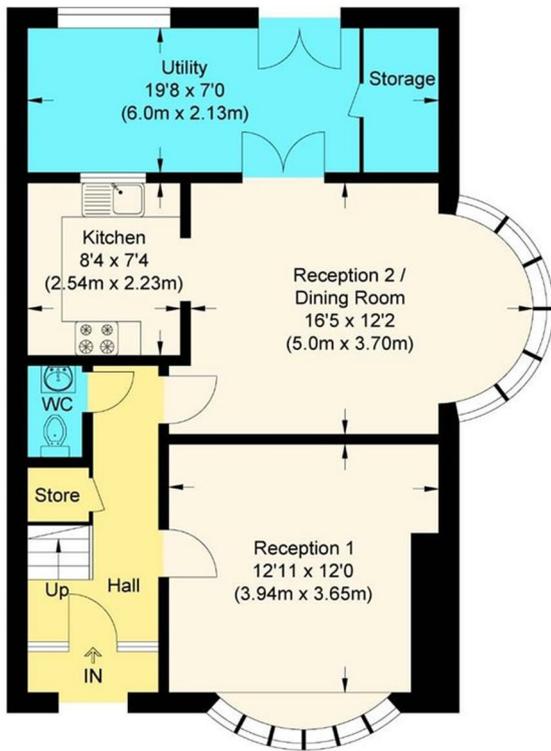
Directions

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)	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

Stratton Drive

Approximate Gross Internal Floor Area : 112.60 sq m / 1212.01 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale