



62 Stratton Drive, Barking, IG11 9HD

Asking Price £875,000

- Five-bedroom extended family home arranged over three spacious floors
- Prominent corner plot position
- Master bedroom with en-suite bathroom
- Spacious open-plan living accommodation ideal for entertaining
- Located within the highly sought-after Leftley Estate
- Double-storey side extension creating substantial additional living space
- Off-street parking, rear garage, and side access leading to the garden
- Fifth bedroom on the top floor with private en-suite shower room

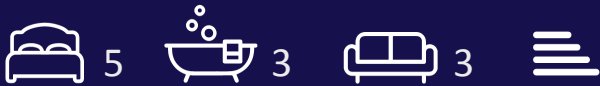
# 62 Stratton Drive, Barking IG11 9HD

Maybury Estates are delighted to offer for sale this substantial corner plot within the highly sought-after Leftley Estate in the heart of Barking. This impressive five-bedroom family residence offers exceptional living accommodation arranged over three spacious floors, making it an ideal home for growing families and those who love to entertain.

Beautifully presented throughout, the property benefits from a double-storey side extension and boasts a versatile and expansive layout. The ground floor features a bright and welcoming entrance, ground floor WC, and an extended kitchen which flows seamlessly into the generous open-plan living and entertaining areas. Offering two to three reception rooms, the accommodation has been thoughtfully designed to create a modern and sociable family environment with ample space for both relaxation and entertaining guests.

The first floor comprises four well-proportioned bedrooms, including an impressive principal bedroom complete with a stylish en-suite bathroom and separate shower. A contemporary family bathroom also serves this floor.

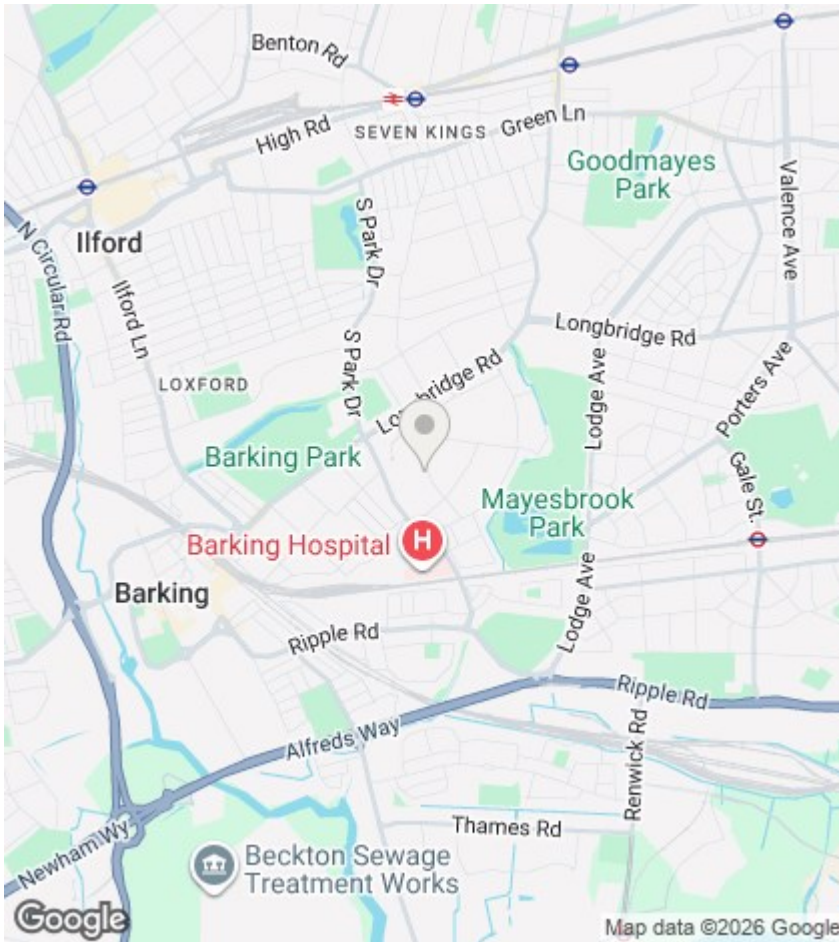
Occupying the entire second floor is a spacious fifth bedroom with its own en-suite shower room, providing an ideal guest suite, private retreat, or space for older children.



Council Tax Band: E







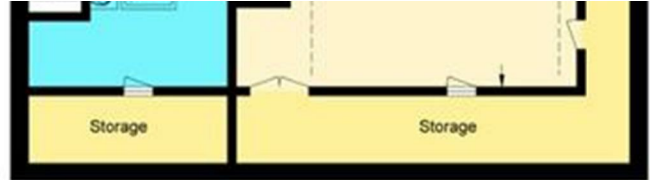
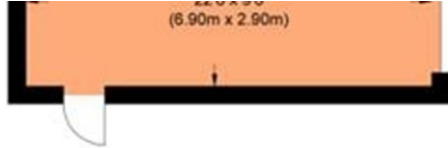
## Directions

## 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	



## Second Floor

