



## **Sheringham Drive, Barking IG11 9AN**

**£1,750**

PLEASE CHECK OUT OUR 3D VIRTUAL SHOWCASE OF THIS BEAUTIFUL HOME!

Birchills Estate Agents are very pleased to offer the rental market this superb 3 bedroom house, within close distance to Upney Underground Train Station.

The ground floor of this lovely home offers 2 separate reception rooms, kitchen with appliances and a WC.

The first floor boasts 2 double bedrooms, 1 single bedroom and a family bathroom.

This property also benefits of a well sized garage and a gorgeous garden to the rear.

Please call a member of Birchills Team today - we expect this fabulous home to let very quickly.

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**Living Room**  
**14'9" x 12'10" (4.5 x 3.93)**

**Dining Room**  
**13'2" x 13'3" (4.02 x 4.05)**

**Bedroom 1**  
**13'6" x 10'7" (4.14 x 3.24)**

**Bedroom 2**  
**14'9" x 10'9" (4.5 x 3.29)**

**Bathroom**  
**8'4" x 10'6" (2.56 x 3.22)**

**Kitchen**  
**10'7" (3.25)**

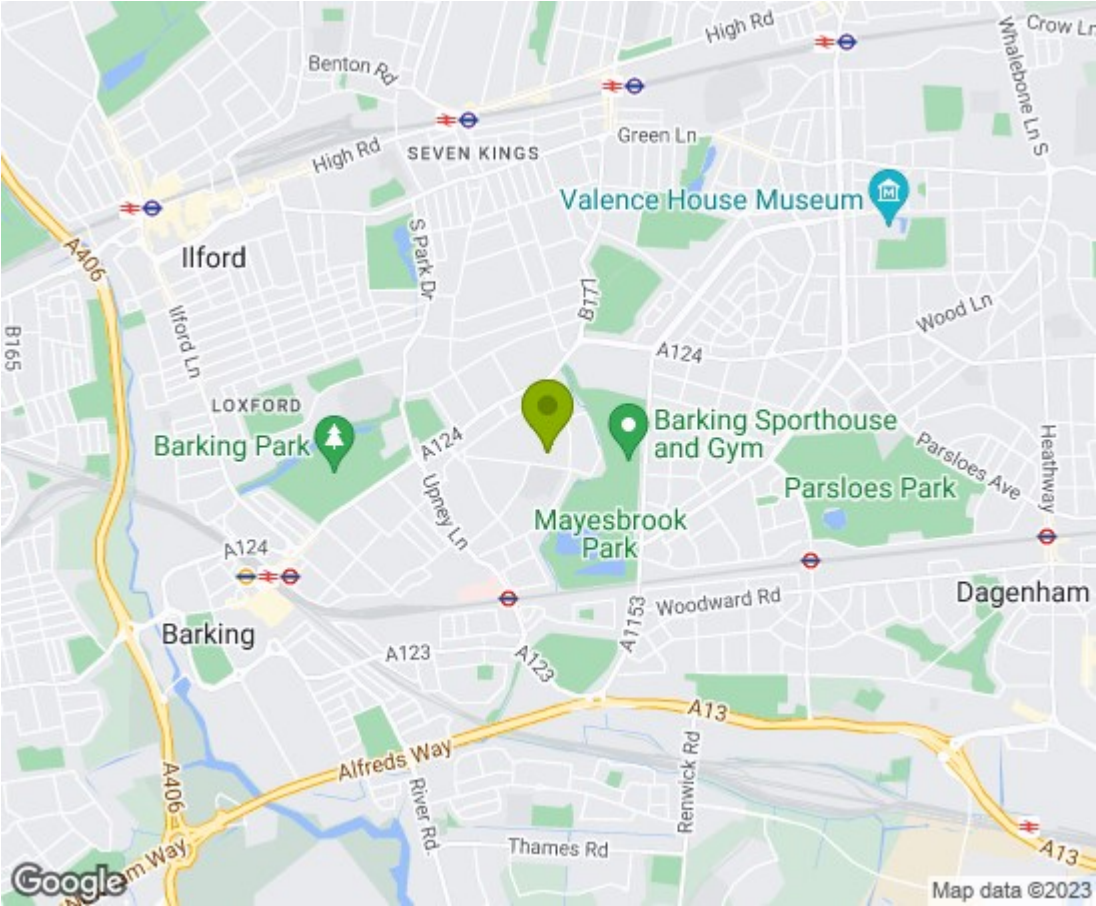
**Bedroom 3**  
**8'1" x 9'2" (2.48 x 2.8)**

**Entrance Hall**  
**13'6" x 6'0" (4.12 x 1.83)**

**Garage**  
**15'10" x 19'3" (4.84 x 5.87)**

**WC**  
**3'4" x 2'7" (1.02 x 0.81)**





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B	77	
(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		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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