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Manor Park Road, London E12 5AB



Guide Price £575,000 - £625,000

Located within the charming area of Manor Park conservation area, this delightful Victorian end-terraced house on Manor Park Road offers a perfect blend of Victorian features, comfort and convenience. With three bedrooms, this property is ideal for families or those seeking extra space. The inviting reception rooms provide a warm and welcoming atmosphere, perfect for relaxation or entertaining guests.

The house features a well-appointed bathroom, ensuring that all your daily needs are met with ease. The layout of the property is practical, making it easy to navigate and enjoy the various living spaces.

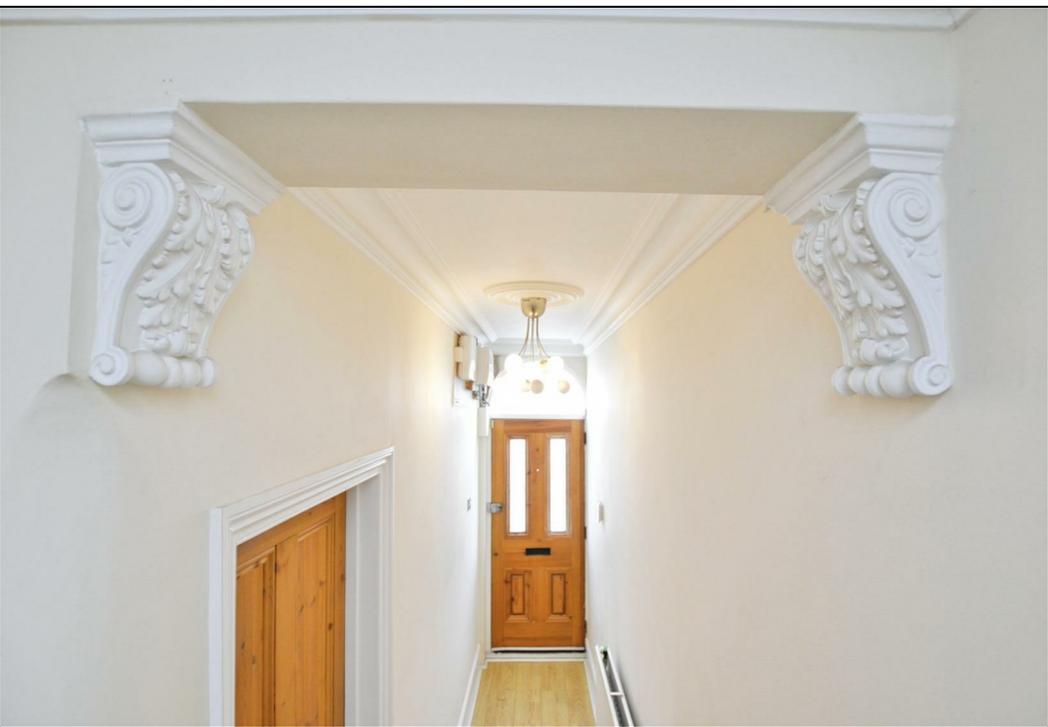
The house comes with a good size rear garden, mainly laid to lawn with the added benefit of a world war 2 bunker.

Situated in a vibrant community, this home benefits from excellent local amenities, including shops, parks, and schools, all within easy reach. The area is well-connected, providing convenient access to public transport links, with the Elizabeth Line within reach at Manor Park Station, making commuting to central London a breeze.

KEY FEATURES

- 3 Bedrooms
- Bathroom
- Two reception rooms
- End of terraced house style
- Located in Manor Park
- Close to local schools
- Near public transport
- Access to parks
- Ideal for families
- Viewing recommended









Hallway

This hallway welcomes you with classic features including intricate cornicing and decorative corbels, leading to other areas of the home with a light and airy feel from the pale walls and wooden flooring.

Reception Room 1

10'11" x 10'6"

Provide comfortable living space. The first reception room is a bright front room with a bay window, high ceilings with decorative cornicing, and a traditional fireplace. It offers a warm and inviting atmosphere with ample space for seating. The second reception room is adjacent, similarly featuring a traditional fireplace, high ceilings, and large windows allowing natural light to fill the room, creating an ideal space for relaxing or entertaining.

Reception Room 2

12'6" x 12'0"

This room offers a generous space with high ceilings and a traditional fireplace, creating a cosy focal point. The large window floods the room with natural light, complementing the neutral walls and carpeted floor, making this room perfect for a variety of uses.

Kitchen

13'1" x 10'2"

The kitchen is well-appointed with light wood cabinetry and black tiled splashbacks that give a subtle contrast. The wooden flooring extends through the room, which is fitted with modern built-in appliances including a gas hob, oven, and washing machine. A window brings in plenty of natural light, and the space is practical and well-laid-out, with a barn-style sliding door leading to the hallway and stairs.

Bathroom

7'0" x 6'8"

This bathroom is fitted with a traditional white suite comprising a bathtub with overhead shower, pedestal basin, and close-coupled WC. The tiled walls and checkerboard style vinyl floor support a classic look, while the window above the sanitaryware allows natural light to brighten the room.

Bedroom 1

15'9" x 12'2"

Bedroom 1 is a light and airy room, carpeted with neutral tones and featuring a traditional fireplace as a charming focal point. Two windows provide ample natural light, and the space is well-suited for a master bedroom with plenty of room for furniture and storage.

Bedroom 2

12'11" x 10'2"

Bedroom 2 offers a comfortable sized space with wooden flooring. A window ensures natural light, making it a practical and cosy sleeping area or home office space.

Bedroom 3

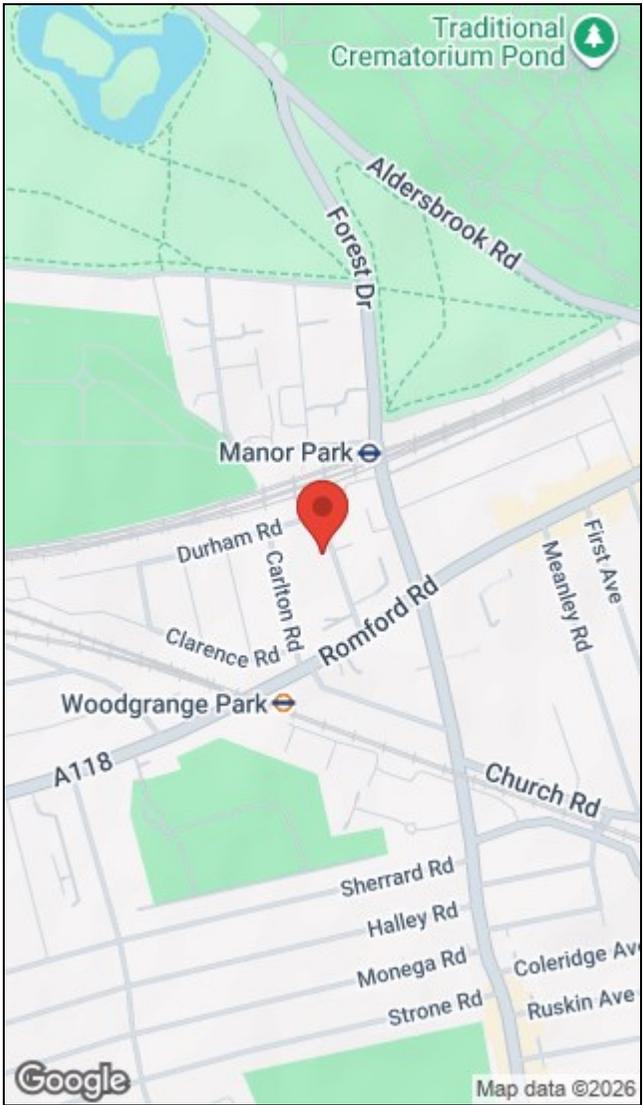
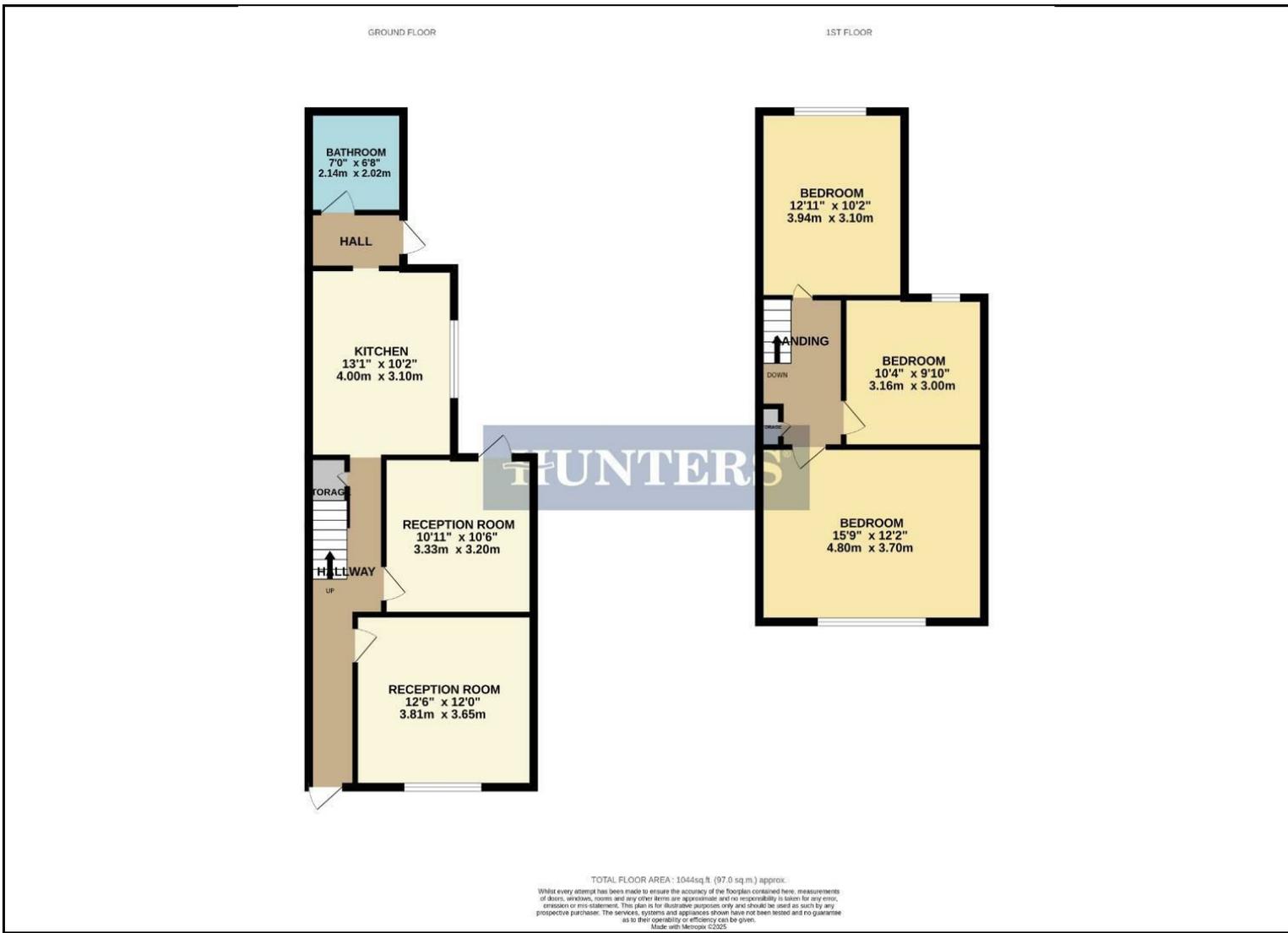
10'4" x 9'10"

Bedroom 3 is a smaller, neatly presented room with light walls and a red carpet runner. It benefits from a large window allowing natural light to fill the space, suitable for use as a bedroom or study.

Rear Garden

The rear garden is a generous outdoor space surrounded by fencing and featuring a mix of grass, planted areas, and mature trees. It provides a private area with potential for gardening or outdoor activities, extending the living space beyond the home.





Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
		86	
		60	
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC

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