



Dersingham Avenue

Manor Park, E12 6JX

Guide Price £525,000 - £550,000



- THREE BEDROOMS
- KITCHEN/DINER
- FIRST FLOOR FAMILY BATHROOM
- SPACIOUS PERIOD PROPERTY

- TWO RECEPTIONS
- GROUND FLOOR FAMILY BATHROOM
- LOCATED FOR ILFORD AND MANOR PARK STATION

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Situated within a residential thoroughfare in Manor Park, this expansive period residence is characterized by its voluminous interior. Spanning two floors, the property accommodates three commodious bedrooms complemented by two well-appointed family bathrooms. Moreover, this charming family abode has undergone a recent refurbishment, enhancing its appeal with updated amenities including two rejuvenated bathrooms and a modernised kitchen.

Strategically positioned to afford convenient access to Ilford and Manor Park stations, both on the Elizabeth line, augmenting its locational advantage and overall desirability.

RECEPTION ONE

12'11" x 11'11" (3.94 x 3.63)

Double glazed bay window fills this room with great natural light, wood effect laminated flooring, wall mounted gas central heating.

RECEPTION TWO

10'11" x 10'7" (3.33 x 3.23)

Double glazed window, wall mounted gas central heating, wood effect laminated flooring.

KITCHEN/DINER

14'10" x 11'2" (4.52 x 3.40)

Range of wall and base units, rolling work top with stainless steel sink, tiled flooring, double glazed door and window to rear garden.

BATHROOM

8'3" x 7'3" (2.51 x 2.21)

Three piece suite comprising of panelled bath, low level w.c, hand wash basin, double glazed window to rear.

FIRST FLOOR LANDING

Access to all first floor rooms.

BEDROOM ONE

15'5" x 12'10" (4.70 x 3.91)

Fantastic size master bedroom with double glazed bay window to front aspect filling this room with great natural light.

BEDROOM TWO

11'8" x 8'11" (3.56 x 2.72)

Double glazed window to rear aspect, wall mounted gas central heating, carpet flooring.

BEDROOM THREE

11'5" x 10'9" (3.48 x 3.28)

Double glazed window to rear aspect, carpet flooring, wall mounted gas central heating.

BATHROOM

5'10" x 5'5" (1.78 x 1.65)

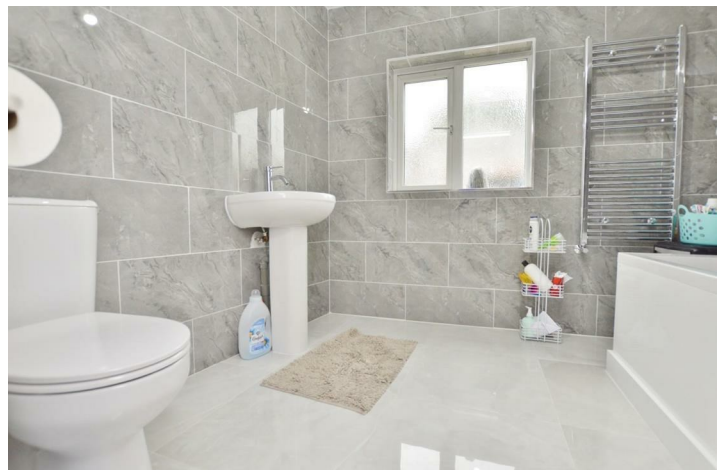
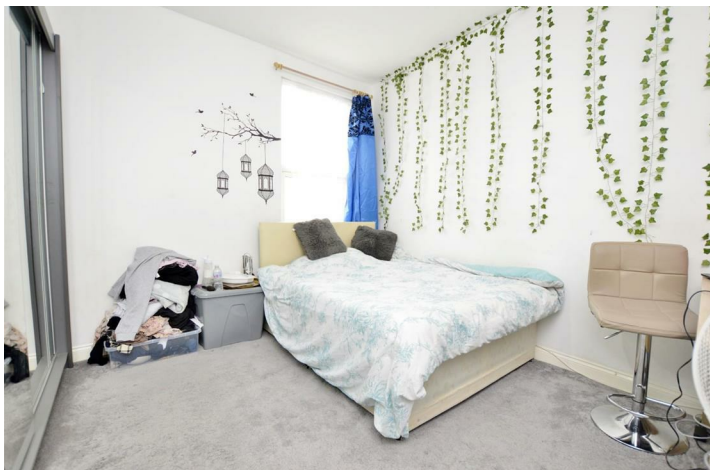
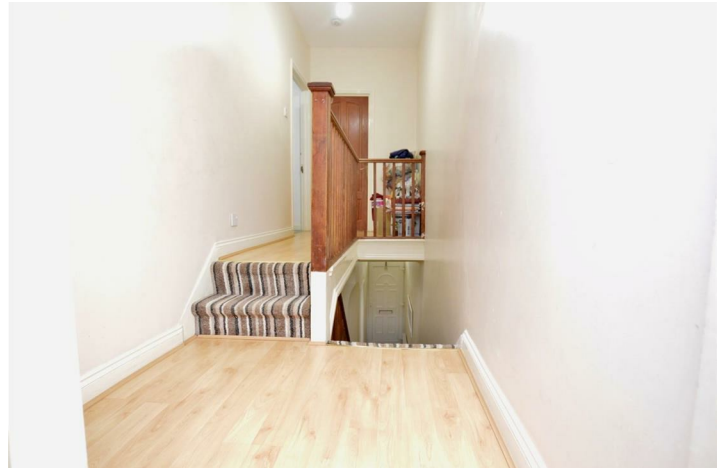
Three piece suite comprising of panelled bath, wash hand basin, low flush w.c. double glazed window to side.

Floorplan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Graph

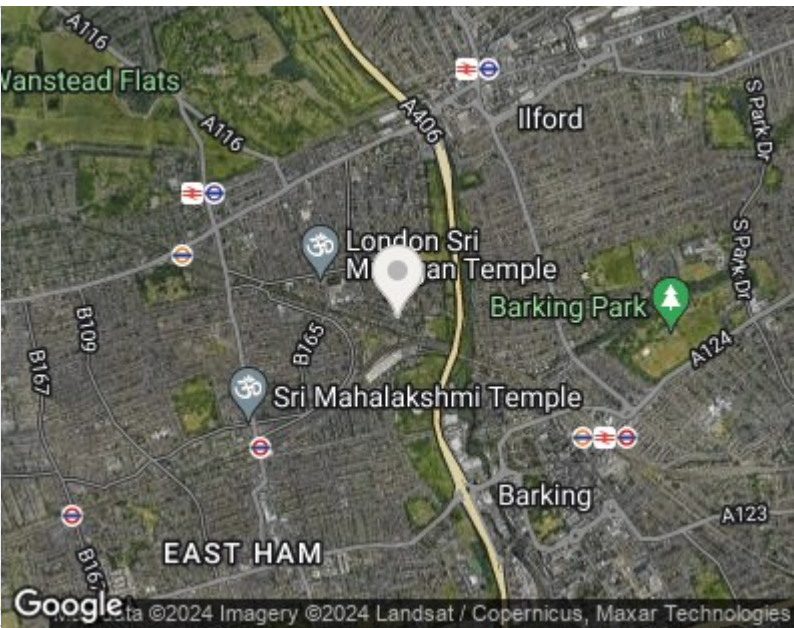
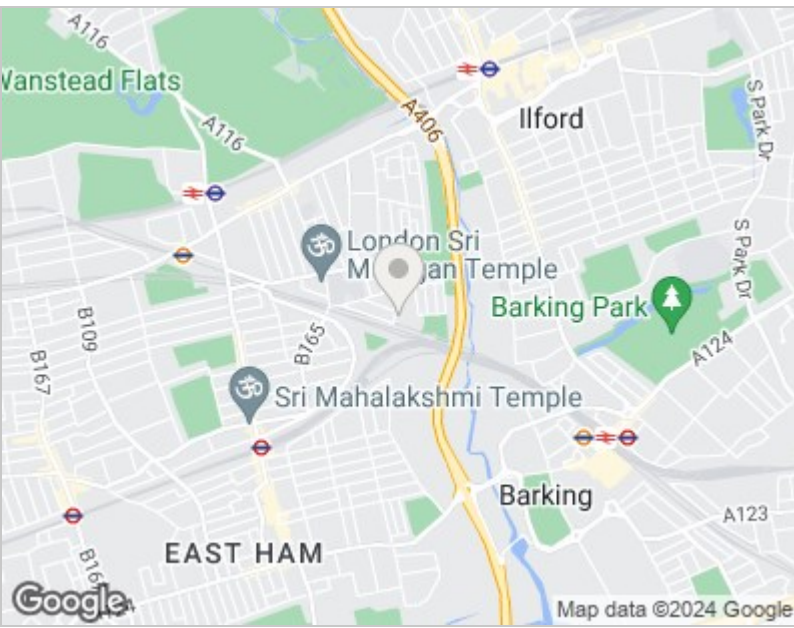
Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

Viewing

Please contact our Hunters Plaistow Office on 0207 474 2345 if you wish to arrange a viewing appointment for this property or require further information.

Road Map

Hybrid Map



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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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