



**HUNTERS**<sup>®</sup>

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Little Ilford Lane, Manor Park, London, E12 5PJ

## Guide Price £600,000 - £625,000

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This exquisitely presented mid-terrace home stands as a stunning example of a spacious family residence. From the moment you step inside, you are greeted by an expansive through lounge, perfect for both entertaining and everyday living. The ground floor features a stylish shower/wet room, adding convenience and a touch of luxury. The heart of this home is undoubtedly the breathtaking extended kitchen/diner, a space where culinary delights meet family gatherings in an atmosphere of warmth and modern elegance.

The open-plan kitchen and living area is a versatile space designed for quality family time. With various lighting settings, it allows you to create the perfect ambiance for every occasion, whether it's a lively family dinner or a cozy movie night. This area seamlessly transitions into a bright conservatory, a sunny retreat that invites natural light and offers a serene view of the garden. Step outside to discover a lovely water feature that adds a calming zen feeling, making the garden an ideal spot for relaxation.

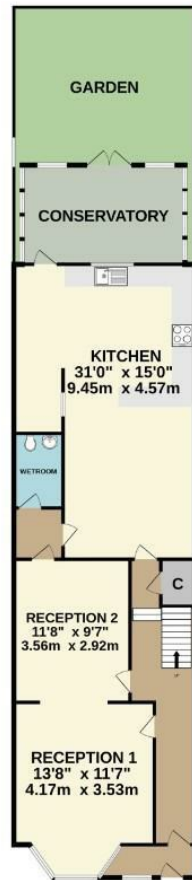
Upstairs, you will find three generously sized double bedrooms, each offering comfort and ample storage. The family bathroom is a true highlight, featuring a luxurious jacuzzi tub – perfect for indulging in a relaxing soak after a long day. Why go to a spa when you can have this level of luxury at home?

A unique feature of this property is the access to a private terrace from the rear bedroom, offering a tranquil outdoor space to unwind and enjoy peaceful moments. Additionally, the home boasts a converted loft room, providing flexible space for an office, playroom, or guest bedroom.

Positioned excellently for the Elizabeth line (Ilford and Manor Park) as well as the underground (East Ham). Alongside the various buses along Romford Road. An internal viewing is highly recommended to fully appreciate the exceptional accommodation and unique features this magnificent home has to offer.

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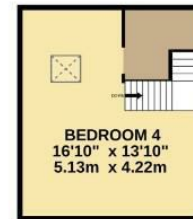
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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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. This 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		

**HALLWAY**

Tiled flooring, wall mounted radiator.

**RECEPTION ONE**

13'8" x 11'7"

Double glazed window to front aspect, wall mounted radiator, tiled flooring, ceiling spotlights, power points.

**RECEPTION TWO**

11'8" x 9'7"

Wall mounted radiator, tiled flooring, power points, further door leading into porch area, with access to wet room and kitchen.

**WET ROOM**

Low level w.c, wash basin, shower.

**OPEN PLAN KITCHEN/DINING ROOM**

31'0" x 15'

A stunning spacious, bright extended dining room which boasts from tiled floor, ceiling spotlights and power points, opening into kitchen area. Luxury modern and stylish kitchen comprising of wall and base level units, gas cooker, single drainer sink, ceiling spotlights, double glazed window to rear aspect, door leading to rear garden.

**CONSERVATORY**

14'5" x 13'10"

A sunny retreat that invites natural light and offers a serene view of the garden.

**REAR GARDEN**

Artificial grass, water feature that adds a calming zen feeling, making the garden an ideal spot for relaxation.

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. 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.

**FIRST FLOOR LANDING**

Access to all first floor rooms.

**BEDROOM ONE**

14'10" x 14'0"

Double glazed window to front aspect, wall mounted radiator, power points.

**BEDROOM TWO**

11'6" x 9'9"

Double glazed window to rear aspect, wall mounted radiator, power points, ceiling spotlights.

**BEDROOM THREE**

16'4" x 10'

Double glazed window to side, further patio door leading onto roof terrace, wood flooring, power points, wall mounted radiator.

**PRIVATE TERRACE**

14'7" x 9'7"

Artificial grass, tranquil outdoor space to unwind and enjoy peaceful moments

**FIRST FLOOR BATHROOM**

7' x 5'7"

Three piece suite comprising of wash basin, low level w.c, luxurious jacuzzi tub – perfect for indulging in a relaxing soak after a long day.

**SECOND FLOOR**

Access to bedroom four.

**BEDROOM FOUR**

16'10" x 13'10" (restricted height area)

Providing flexible space for an office, playroom, or guest bedroom, spot lights, electric power points, wall mounted radiator, velux window.











