



Sherrard Road Manor Park, E12

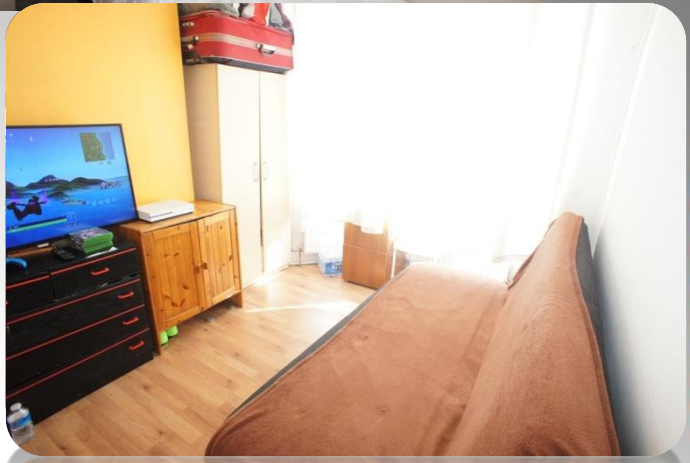
A MUST LOOK.....EXCELLENT CONDITION, F/F BATH/WC

We are pleased to offer for sale, this good condition one bedroom Victorian conversion ground floor flat, situated in prime location of Manor Park directly off High Street North within 10 minutes walk to East Ham tube station & local shopping and transport facilities.

Benefiting from: large reception, fitted kitchen, ground floor bathroom, double glazing, gas central heating (untested), large rear garden and good condition throughout. Ideal family home, early viewing highly recommended.

Offers in Excess

£274,995 leasehold



Entrance:- Via front garden leading to hardwood door, to:-

Further internal hallway leading to

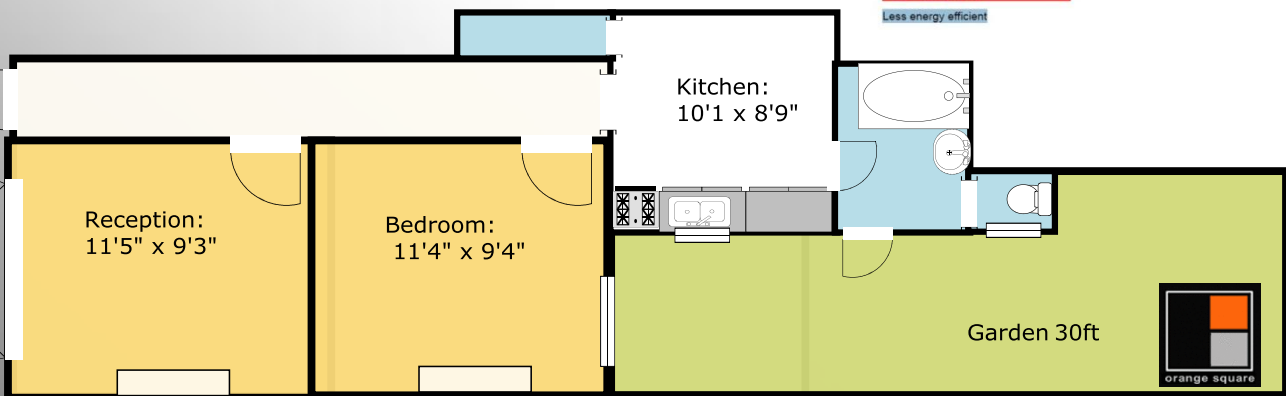
Large Reception: 11'5" x 9'36"
 Double glazed bay window to front aspect, high ceilings, radiator, power points and laminate flooring to remain

Bedroom: 11'4" x 9'4"
 Double glazed window to the rear aspect, radiator, high ceilings and laminate flooring.

Kitchen: 10'1" x 8'9"
 Lino floor, part tiled walls, wall and base mounted units with roll top work surface incorporating sink with mixer tap and side drainer, gas cooker with hob.

Bathroom:
 Tiled to the ceiling, 3 piece suite bathroom, extractor fan, double glazed window to the rear and wall mounted heater.

Rear Garden 30 ft
 Landscaped



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