



Forest View Road, Manor Park E12 5HT

Guide price £560,000

£500 Towards legal fees or deposit if you purchase this property through Birchills Estates*

Exquisite Three Bedroom House - Moments from Manor Park Crossrail Station

Nestled in a sought-after location, Birchills Estate Agents proudly present this stunning three-bedroom house, offering comfort and convenience within a short stroll to Manor Park Crossrail Station & Woodgrange Park Overground Train Station.

Key Features:

Step into warmth and elegance as you enter this home. The ground floor boasts a spacious through lounge, providing the perfect setting for relaxation and entertainment. Adjacent, discover a separate kitchen/diner, ideal for culinary enthusiasts and family gatherings. Completing this level is a convenient shower room, adding practicality to the charm.

Ascend to the first floor, where two double bedrooms and a single bedroom await, promising restful nights and peaceful mornings.

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Front Of House



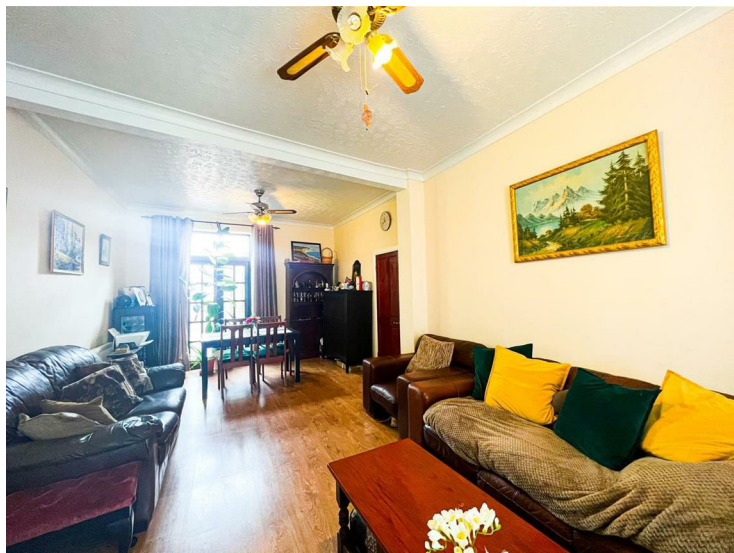
Shower Room
10'2" x 6'2" (3.1 x 1.9)



Garden



Reception Room
22'3" x 12'1" (6.8 x 3.7)



Kitchen
15'1" x 10'2" (4.6 x 3.1)



Bedroom 1
14'9" x 11'1" (4.5 x 3.4)



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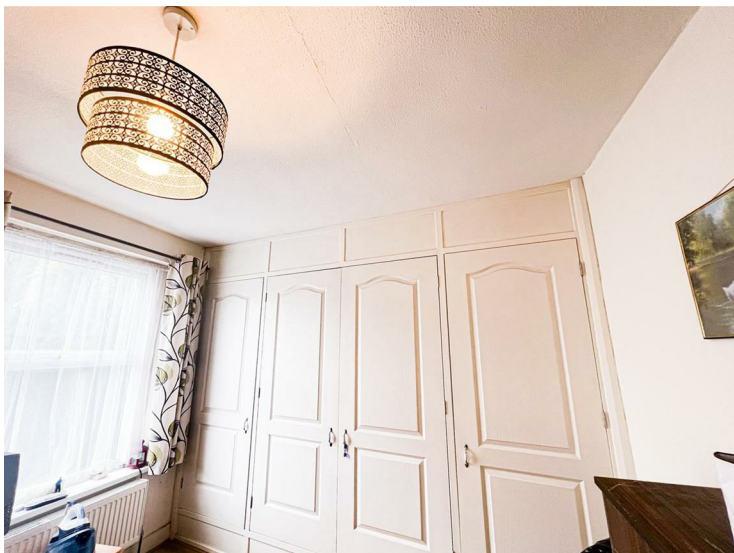
Bedroom 2

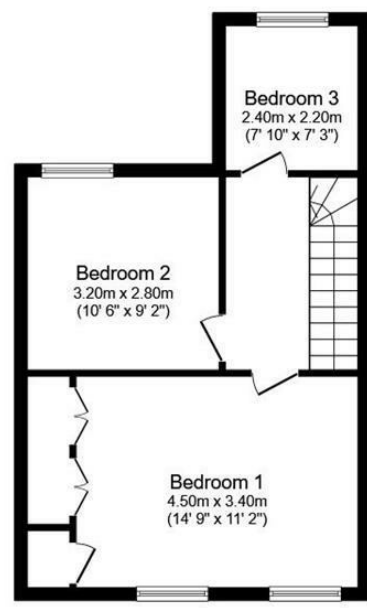
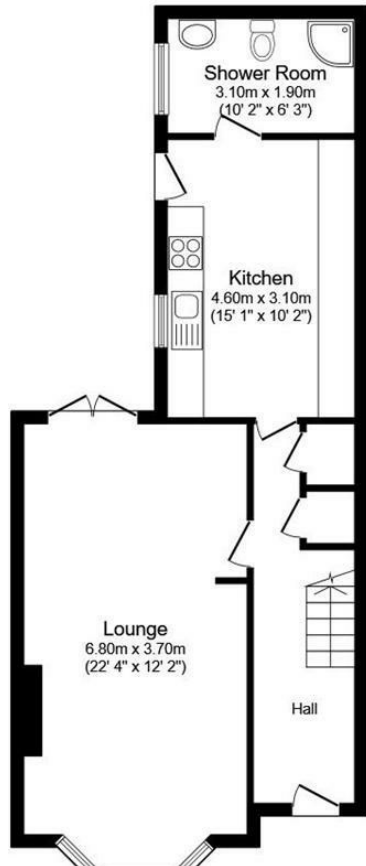
10'5" x 9'2" (3.2 x 2.8)



Bedroom 3

7'10" x 7'2" (2.4 x 2.2)

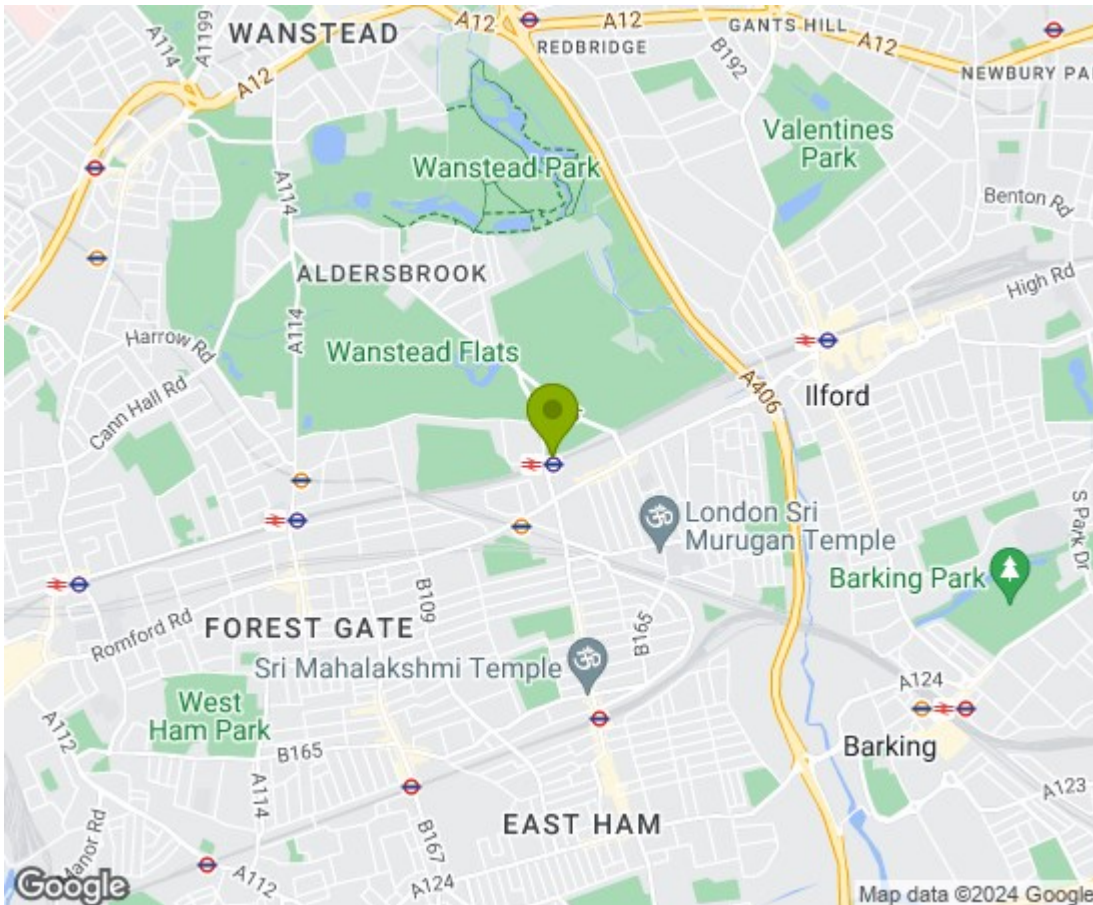




Ground Floor

First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Reed Rains. Powered by www.focalagent.com



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			<div style="text-align: center;"> 87 69 </div>
(81-91) B			
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
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England & Wales		EU Directive 2002/91/EC	

